INDUSTRIAL DISTRICT

THE CITY OF Edmonton PLANNING

I

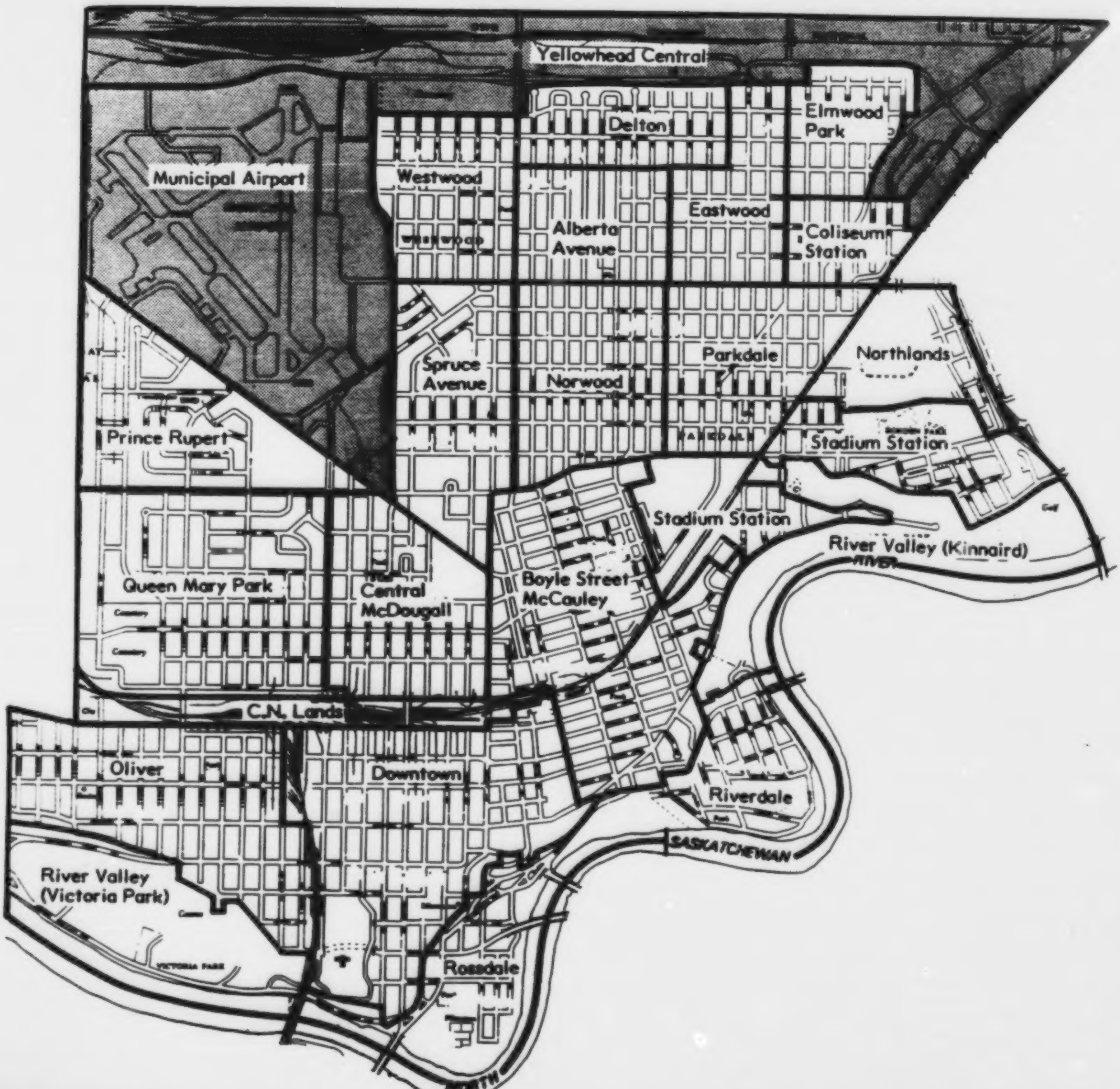
CENTRAL DISTRICT

1. MUNICIPAL AIRPORT
2. YELLOWHEAD CENTRAL

CENTRAL DISTRICT

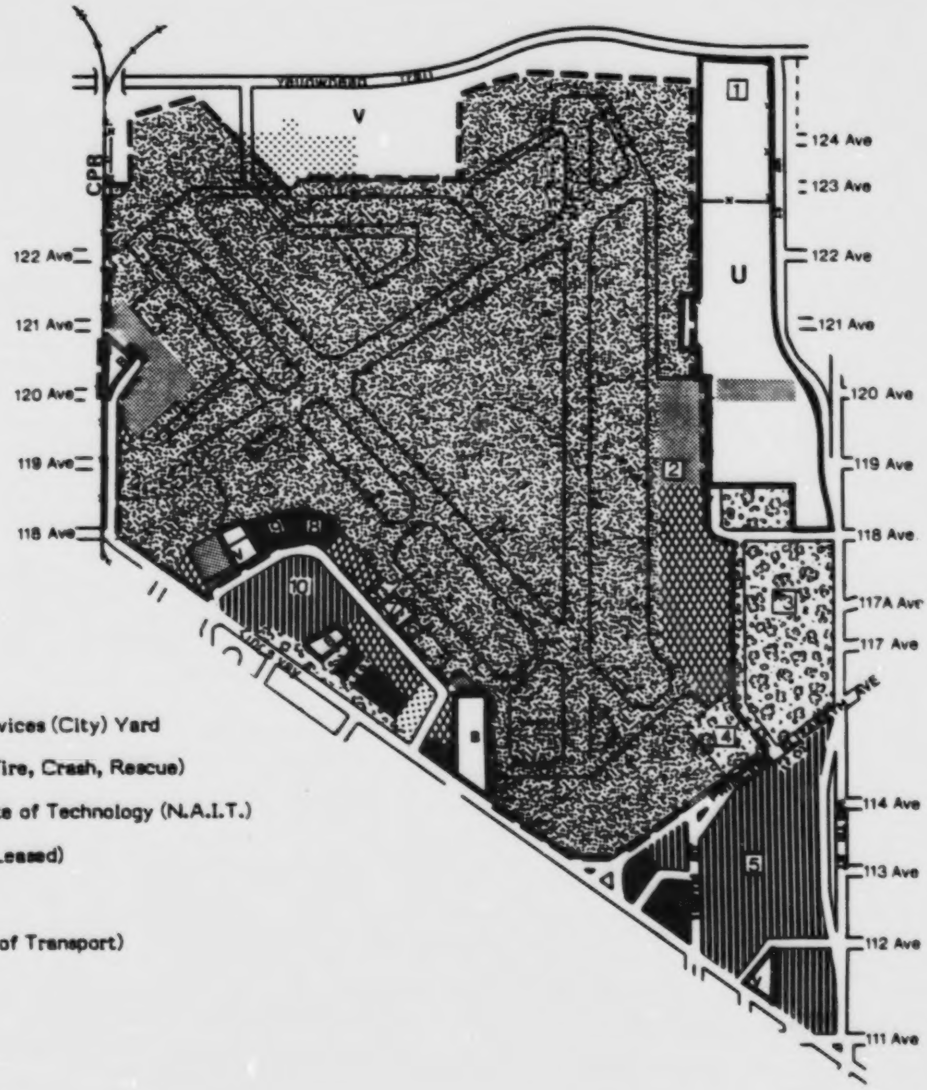
EXISTING INDUSTRIAL AREAS

DISTRICT PLANNING TEAM 428-8430


Yellowhead Central
Delton
Elmwood Park
Municipal Airport
Westwood
Alberta Avenue
Eastwood
Coliseum Station
Spruce Avenue
Norwood
Parkdale
Northlands
Prince Rupert
Stadium Station
Stadium Station
River Valley (Kinnaird)
RIVER
Queen Mary Park
Central McDougall
Boyle Street McCauley
C.N. Lands
Oliver
Downtown
Riverdale
SASKATCHEWAN
River Valley (Victoria Park)
VICTORIA PARK
Rossdale
NORTH

INDUSTRIAL AREA FACT SHEET
District Planning Program

MUNICIPAL AIRPORT
Central District


CPR
V
U
1
2
3
4
5
10
124 Ave
123 Ave
122 Ave
121 Ave
120 Ave
119 Ave
118 Ave
117A Ave
117 Ave
114 Ave
113 Ave
112 Ave
111 Ave
122 Ave
121 Ave
120 Ave
119 Ave
118 Ave

1. Westwood Integrated Services (City) Yard
2. Field Operations. FCR (Fire, Crash, Rescue)
3. Northern Alberta Institute of Technology (N.A.I.T.)
4. N.A.I.T. Athletic Field (Leased)
5. Kingsway Garden Mall
6. Control Tower (Ministry of Transport)
7. Edmonton Flying Club
8. Terminal Building
9. Airport Parkade
10. Edmonton Inn

— — Municipal Airport Property Boundary (approximate)

Industrial Area Location ●

▩ Heavy Industry
▒ Light/Medium Manufacturing
■ Shipping & Storage
▩ Industrial Sales & Services
▒ Transportation
▨ Recreation/ Open Space
■ Commercial — Office
▥ Commercial — Retail and Service
▥ Residential
* Institutional
U Utilities
V Vacant, undeveloped
B Vacant Building

MUNICIPAL AIRPORT

AREA CHARACTER

Area: 336 Hectares

Land Use	Number of Firms/ Facilities	% of Land Area
. Industrial		
Light/Medium Manufacturing	2	
Shipping and Storage	30	
Industrial Sales and Service	42	
	74	12
. Vacant		
Building	7	
Land	2	
	9	4
. Commercial		
Office	9	
Retail and Service	114	
	123*	
. Public Utility	7	11
. Transportation		
Road-Related	0	
Airport-Related	3	
	3	66
. Institutional	3	5
. Recreation and Open Space	3	2
		100%

*Note: 98 commercial shops and services are located in the Kingsway Garden Mall

TRANSPORTATION SERVICES

- Major Roads - Kingsway Avenue, Princess Elizabeth Avenue, 109 Street, 106/107 Street - Arterial, Truck Route
  - Yellowhead Trail - Limited Access Arterial, DGR, Truck Route
- Transit Services - Major Transfer Points : NAIT (9, 41, 42)
  : Kingsway (11, 18, 19, 23, 41, 42 119)
- Rail Service - Canadian National Railway
- Air Service - Passenger and Freight Service

UTILITY AND PROTECTIVE SERVICES

- Combined Sewers - City Sewers
- Water Supply - City of Edmonton
- Electricity - Edmonton Power
- Natural Gas - Northwestern Utilities
- Telephone - Edmonton Telephones
- Fire Protection - 120 Avenue and 107 Street (Fire Station)
- Police Protection - Headquarters, 9620 - 103A Avenue

PLANS IN EFFECT

Edmonton Area Aviation Master Plan (under review)
(for details, contact the Municipal Airport Manager at 452-1950)

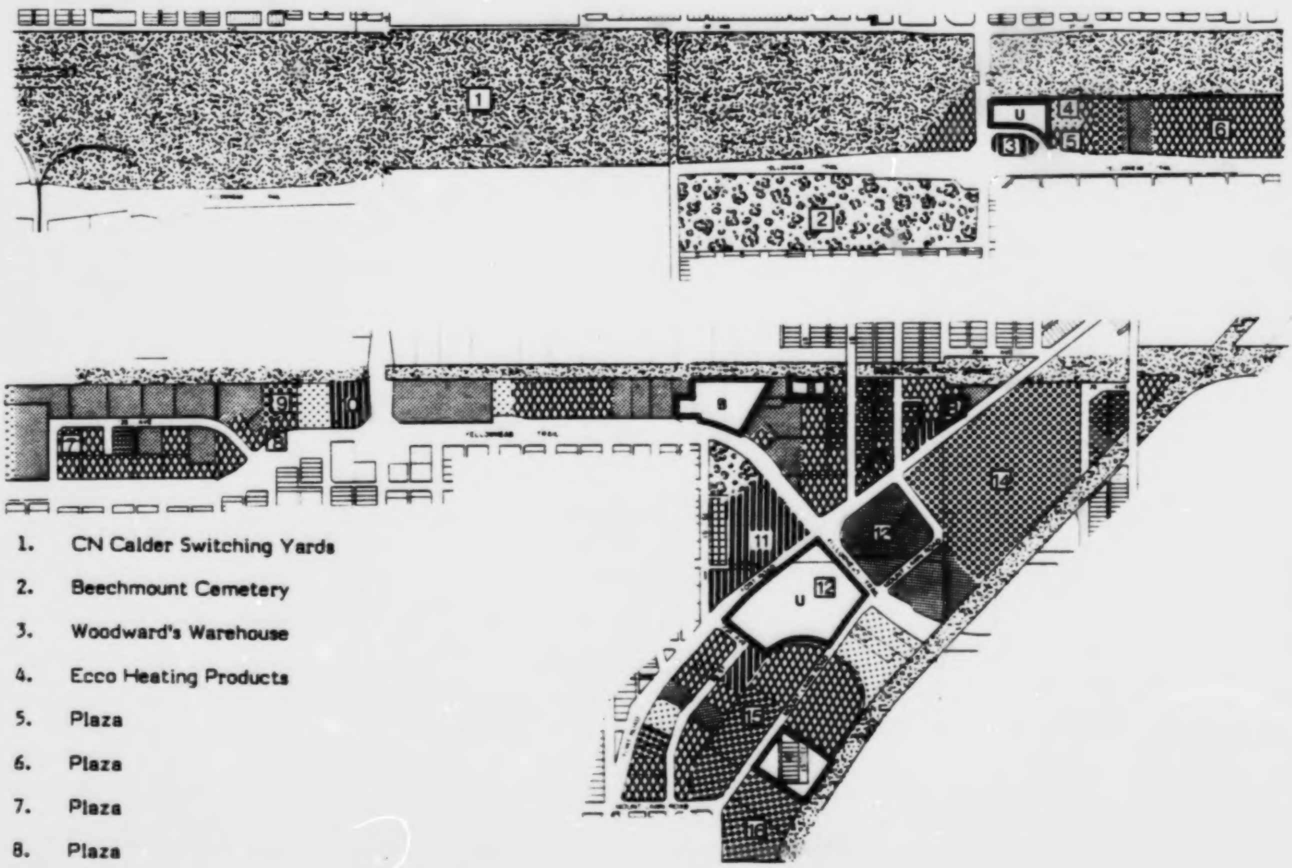
APRIL 1984

THE CITY OF Edmonton PLANNING

For information on Planning services, contact the Central District Planning Team at 428-8423.
For information on other Civic services, contact the Citizen Action Centre at 428-2600.

INDUSTRIAL AREA FACT SHEET
District Planning Program

YELLOWHEAD CENTRAL
Central District



1. CN Calder Switching Yards
2. Beechmount Cemetery
3. Woodward's Warehouse
4. Ecco Heating Products
5. Plaza
6. Plaza
7. Plaza
8. Plaza
9. Burns Meats
10. Sport Chek
11. Sands Motor Inn
12. City of Edmonton East District Yards
13. Imperial Lumber
14. Canada Packers
15. Dominion Tanners
16. United Grain Growers

Industrial Area Location ●
N

▩	Heavy Industry	▧	Recreation/ Open Space	U	Utilities
▒	Light/Medium Manufacturing	■	Commercial — Office	V	Vacant, undeveloped
■	Shipping & Storage	▥	Commercial — Retail and Service	B	Vacant Building
▩	Industrial Sales & Services	▥	Residential		
▧	Transportation	*	Institutional		

YELLOWHEAD CENTRAL

AREA CHARACTER

Area: 254 Hectares

Land Use	Number of Firms/ Facilities	% of Land Area
Industrial		
Heavy Industrial	8	
Light/Medium Manufacturing	16	
Shipping and Storage	21	
Industrial Sales and Service	78	
	123	35
Vacant		
Building	6	
Land	1	
	7	1
Commercial		
Office	6	
Retail and Service	7	
	13	2
Public Utility	2	3
Transportation		
Road-Related	0	
Rail-Related	1	
	1	53
Residential	N/A	1
Recreation and Open Space	2	5
		100%

TRANSPORTATION SERVICES

Major Roads	Yellowhead Trail - Limited Access Arterial, DGR, Truck Route 97 Street, 82 Street, Fort Road - Arterial, Truck Route		
Transit Services	Major Transfer Points	:	Northgate (19, 25, 29, 66, 74, 79, 86, 87,88, 89) Belvedere (11, 32, 66, 70, 71, 74, 79)
	Light Rail Transit	:	Belvedere Station
Rail Service	Canadian National Railway		

UTILITY AND PROTECTIVE SERVICES

Combined Sewers	City Sewers
Water Supply	City of Edmonton
Electricity	Edmonton Power
Natural Gas	Northwestern Utilities
Telephone	Edmonton Telephones
Fire Protection	97 Street and 127 Avenue (Fire Station)
Police Protection	Londonderry Precinct, 137 Avenue and 66 Street

PLANS IN EFFECT

Yellowhead Area Structure Plan, 1982
(For further details on the Yellowhead Plan, contact Land Use Planning at 428-3199)

APRIL 1984

THE CITY OF Edmonton PLANNING

For information on Planning services, contact the Central District Planning Team at 428-8423.
For information on other Civic services, contact the Citizen Action Centre at 428-2600.

II

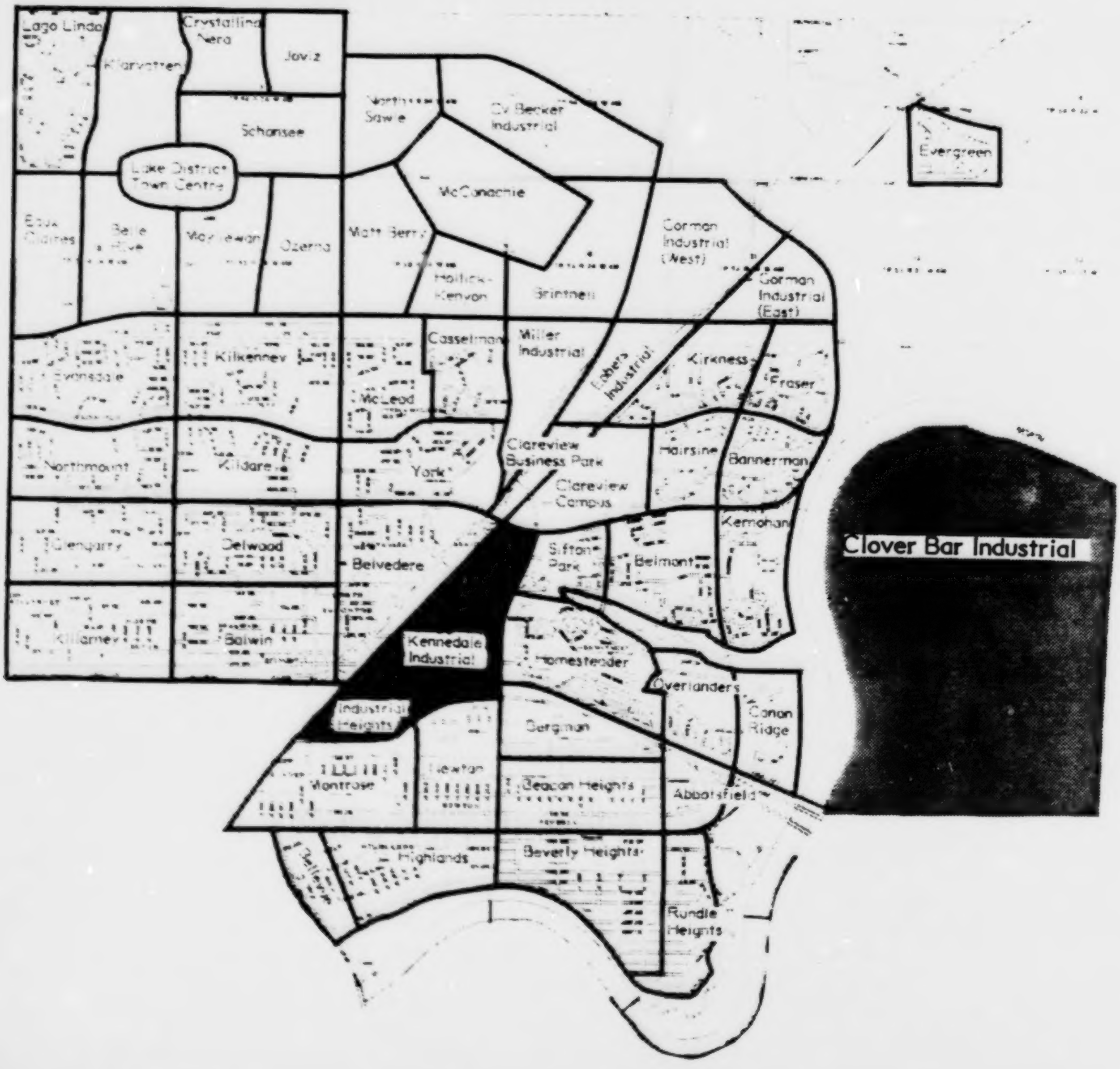
NORTHEAST DISTRICT

3. CLOVER BAR
4. INDUSTRIAL HEIGHTS
5. KENNEDALE

NORTHEAST DISTRICT

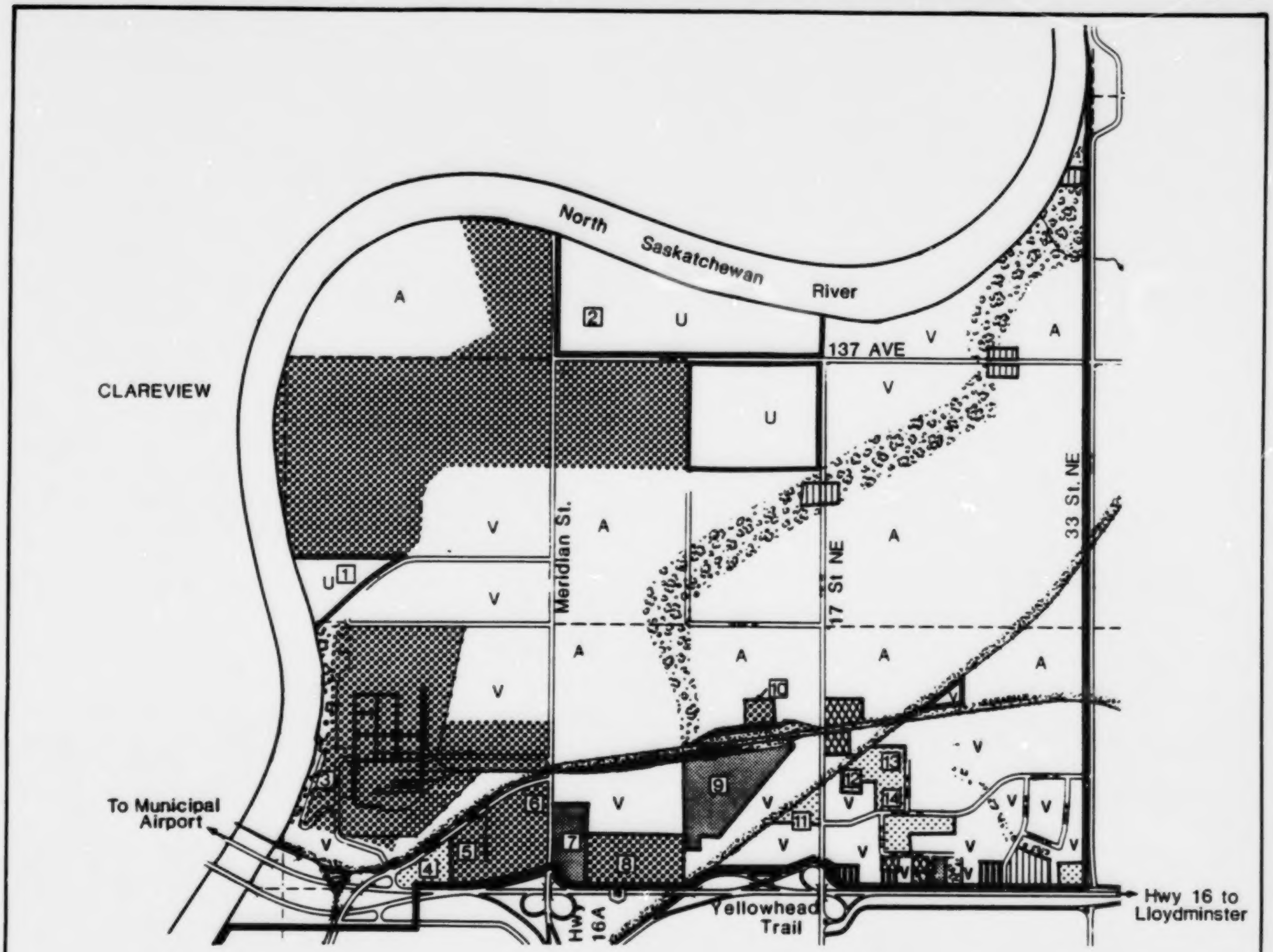
EXISTING INDUSTRIAL AREAS

DISTRICT PLANNING TEAM 428-8565


Lago Lindo
Klarvatten
Crystallina Nera
Joviz
Schonsee
North Sawle
CY Becker Industrial
Evergreen
Lake District Town Centre
McConachie
Eaux Claires
Belle Rive
Mayliewan
Ozerna
Matt Berry
Hollick-Kenyon
Brintnell
Gorman Industrial (West)
Gorman Industrial (East)
Evansdale
Kilkenney
McLeod
Casselman
Miller Industrial
Ebbers Industrial
Kirkness
Fraser
Northmount
Kildare
York
Clareview Business Park
Clareview Campus
Hairsine
Bannerman
Kernohan
Clover Bar Industrial
Glengarry
Delwood
Belvedere
Sifton Park
Belmont
Killarney
Balwin
Kennedale Industrial
Homesteader
Overlanders
Industrial Heights
Bergman
Canon Ridge
Montrose
Newton
Beacon Heights
Abbottsfield
Bellevue
Highlands
Beverly Heights
Rundle Heights

INDUSTRIAL AREA FACT SHEET
District Planning Program

CLOVER BAR
Northeast District


North Saskatchewan River
CLAREVIEW
137 AVE
Meridian St.
17 St NE
33 St. NE
To Municipal Airport
Hwy 16A
Yellowhead Trail
Hwy 16 to Lloydminster
A
V
U
1
2
3
4
5
6
7
8
9
10
11
12
13
14

1. Clover Bar Generating Station
2. Clover Bar Landfill Site
3. Celanese Canada Inc.
4. Alberta Research Council
5. Canada Fibreglass
6. Uniroyal
7. Rheem Transport
8. Truroc Gypsum Products Ltd.
9. C.N.R. Auto Compound
10. Canada Cement Larfarge Ltd.
11. Westcan Bulk Transport
12. Federated Co-operatives Ltd.
13. Northern Alberta Processing
14. Vanguard Concrete Products Ltd.

Industrial Area Location ●

▩ Heavy industry

░ Light/Medium Manufacturing

▒ Shipping & Storage

▦ Industrial Sales & Services

░ Transportation

▨ Recreation/Open Space

■ Commercial — Office

▥ Commercial — Retail and Service

▥ Residential

* Institutional

U Utilities

V Vacant Undeveloped

A Agriculture

Source: Yellowhead ASP-1983
District Planning Program
1984 Field Survey

CLOVER BAR

Land Area 1750.2 ha

Industrial	474.6	ha	27.1%
Commercial	3.7	ha	.2%
Transportation/Utilities	162.3	ha	9.3%
Residential	8.3	ha	.5%
Vacant, Undeveloped	987.0	ha	56.4%
Other (includes roadways and open space/recreation)	114.3	ha	6.5%

Development

Type of Business/ Facility	No. of Businesses/ Facilities
Contractor	5
Manufacturer/Processor	13
Motel	2
Oilfield Service	1
Restaurant	1
Retail Service/Merchant or Wholesaler	2
Service Station	1
Truck Transport	8
Welder	1
Gas Regulating and Metering Station	1
Power Generating Station	1
Water Pumping, Storage and Distribution Station	1

Sources: 1983 City Assessment Data
District Planning Program

Services Available

Major Roads - Yellowhead Trail - limited access arterial, truck route
- designated Dangerous Goods Route
- 1982 traffic volumes - at Beverly Bridge -30,200 vpd.

Transit Service - No transit service available

Rail Service - east/west - CNR Wainwright Subdivision (Transcontinental Mainline)
- northeast/southwest - CPR Willingdon Subdivision
- CNR Clover Bar Satellite Freight Yards located off 17 Street N.E.

Utility and Protective Services

Sanitary Sewerage - City servicing south of CNR mainline and to Celanese plant only.
Storm Drainage - City servicing south of CNR mainline and to Celanese plant only.
Water Supply - City servicing south of CNR mainline and to Celanese plant only.
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities
Fire Protection - Fire Station #7, 118 Avenue and 50 Street
- Fire Station #18, 138 Avenue and 29 Street
Police Protection - Londonderry Division, 137 Avenue and 66 Street

Plans in Effect

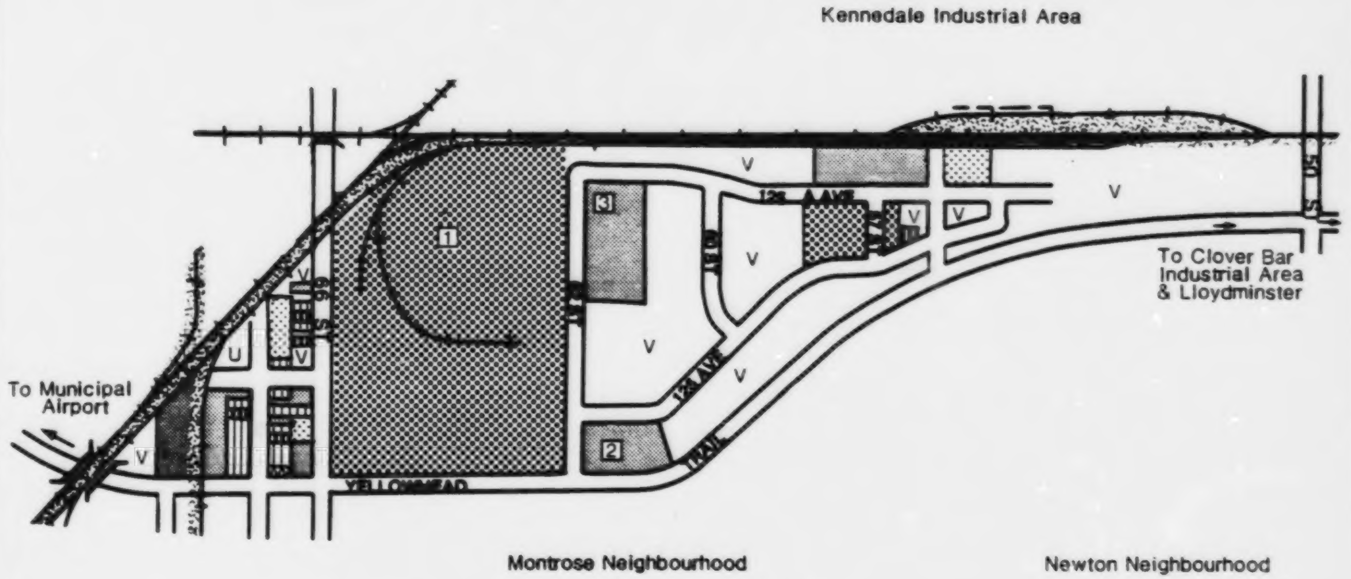
Yellowhead Corridor Area Structure Plan (April 1983).
Aurum Area Structure Plan (July 1984).

JULY 1984

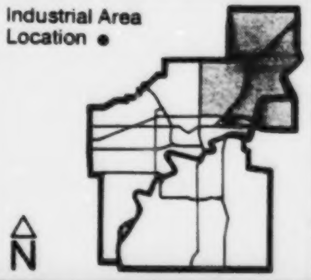
THE CITY OF Edmonton PLANNING

For information on Planning services, contact the Northeast District Planning Team at 428-8565.
For information on other Civic services, contact the Citizen Action Centre at 428-2600.

INDUSTRIAL HEIGHTS
Northeast District


Kennedale Industrial Area
To Municipal Airport
To Clover Bar Industrial Area & Lloydminster
Montrose Neighbourhood
Newton Neighbourhood
YELLOWHEAD
TRAIL
128 A AVE
128 AVE
99 ST
50 ST
1
2
3
U
V

1. Gainers Inc.
2. Atomic Transfer
3. Cottrell Transport Inc.


Industrial Area Location ●
N

▩ Heavy Industry
░ Light/Medium Manufacturing
▒ Shipping & Storage
▦ Industrial Sales & Services
░ Transportation

▨ Recreation/Open Space
■ Commercial — Office
▥ Commercial — Retail and Service
▥ Residential
✱ Institutional

U Utilities
V Vacant Undeveloped
A Agriculture

Source: 1982 City Assessment Data
1984 Field Survey

INDUSTRIAL HEIGHTS

Land Area 71.8 ha

Industrial	29.0 ha	40.3%
Commercial	1.8 ha	2.5%
Transportation/Utilities	6.9 ha	9.7%
Residential	.7 ha	1.0%
Vacant, Undeveloped	15.7 ha	21.9%
Other (includes roadways)	17.7 ha	24.6%

Development

Type of Business/ Facility	No. of Businesses/ Facilities
Meat Packing Plant	1
Auto Repairs	11
Contractor	2
Delivery Service	1
Manufacturer/Processor	7
Retail Shop/Service	4
Service Station	1
Truck Transport/Storage	9
Credit Union	1
Hatchery	1
Building Supplies	1

Sources: 1983 City Assessment Data
District Planning Program
1984 Field Survey

Services Available

Major Roads - Yellowhead Trail - limited access arterial, truck route
- designated Dangerous Goods Route
- 1983 traffic volumes - west of 50 Street - 30,752 vpd.

- 66 Street - arterial roadway, truck route
- 1983 traffic volumes - north of 120 Avenue - 18,118 vpd

Transit Service - Bus route 66: via 118 Avenue and 66 Street from Coliseum LRT Station to Belvedere LRT Station

Rail Service - east/west - CNR Wainwright Subdivision (Transcontinental Mainline)
- northeast/southwest - CNR Vegreville Subdivision

Utility and Protective Services

Sanitary Sewerage - City servicing available for areas west of 55 Street.
Storm Drainage - City servicing available for areas west of 55 Street.
Water Supply - City servicing available for areas west of 55 Street.
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities
Fire Protection - Fire Station #18, 138 Avenue and 29 Street
- Fire Station #7, 118 Avenue and 50 Street
Police Protection - Londonderry Division, 137 Avenue and 66 Street

Plans in Effect

Yellowhead Corridor Area Structure Plan (April 1983).

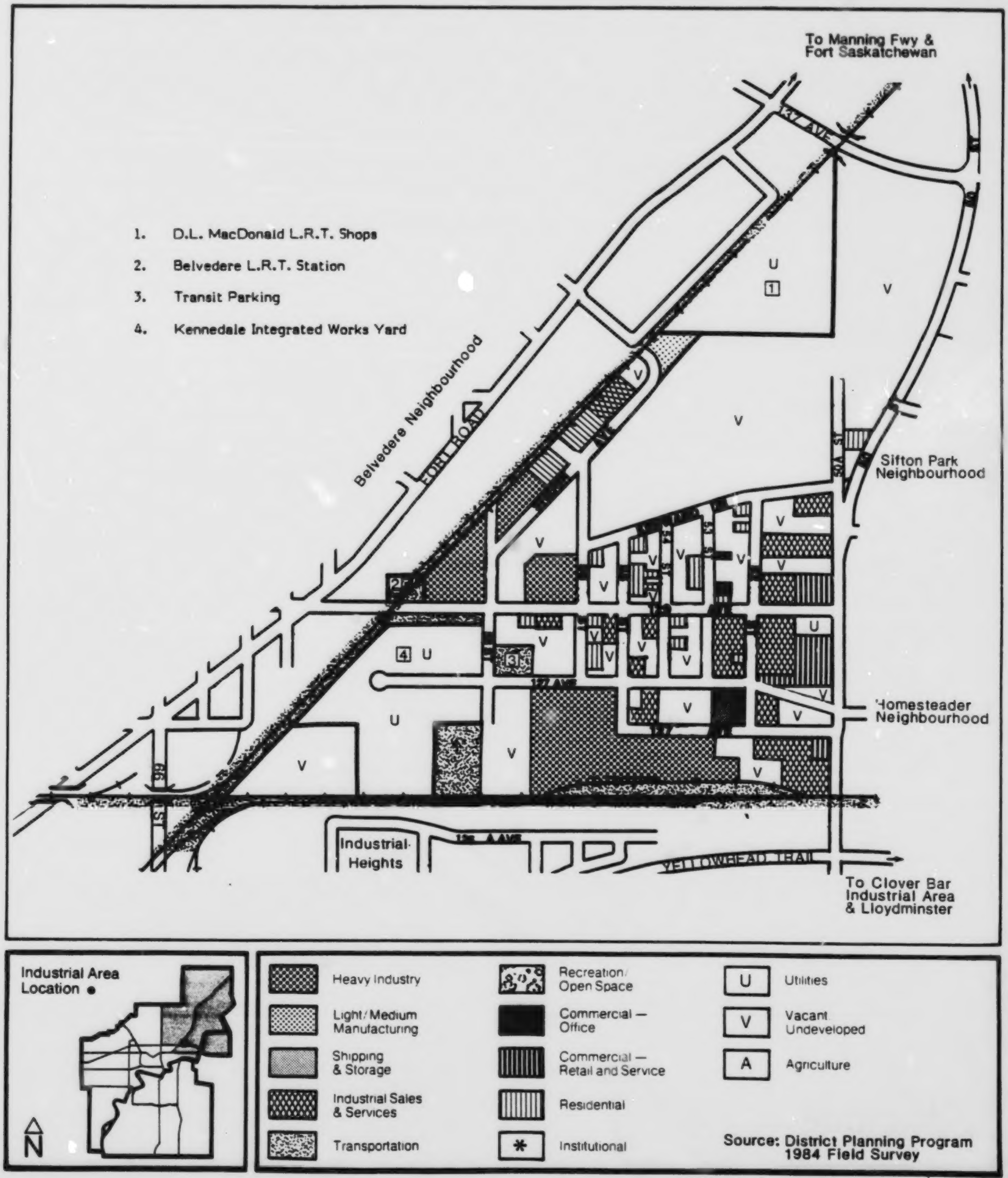
APRIL

THE CITY OF Edmonton PLANNING

For information on Planning services, contact the Northeast District Planning Team at 428-8565.
For information on other Civic services, contact the Citizen Action Centre at 428-2600.

INDUSTRIAL AREA FACT SHEET
District Planning Program

KENNEDALE
Northeast District


To Manning Fwy & Fort Saskatchewan
1. D.L. MacDonald L.R.T. Shops
2. Belvedere L.R.T. Station
3. Transit Parking
4. Kennedale Integrated Works Yard
Belvedere Neighbourhood
FORT ROAD
137 AVE
Sifton Park Neighbourhood
50A ST
127 AVE
Homesteader Neighbourhood
Industrial Heights
YELLOWHEAD TRAIL
To Clover Bar Industrial Area & Lloydminster
U
V
Industrial Area Location
N
Heavy Industry
Light/Medium Manufacturing
Shipping & Storage
Industrial Sales & Services
Transportation
Recreation/Open Space
Commercial — Office
Commercial — Retail and Service
Residential
Institutional
Utilities
Vacant Undeveloped
Agriculture

Source: District Planning Program 1984 Field Survey

KENNEDALE

Land Area

Land Area	132.8 ha	
Industrial	36.8 ha	27.7%
Commercial	12.7 ha	9.6%
Transportation/Utilities	7.4 ha	5.6%
Residential	2.9 ha	2.2%
Vacant, Undeveloped	47.7 ha	35.9%
Other (includes roadways)	25.3 ha	19.0%

Development

Type of Business/ Facility	No. of Businesses/ Facilities	Type of Business/ Facility	No. of Businesses/ Facilities
Manufacturer/Processor	5	Rental Service	1
Contractor	8	Retail Service/Merchant or Wholesaler	14
Truck Transport/Storage	9	Auto Dealer	1
Stockyard	1	Auto Repairs	12
Livestock Dealer	5	Service Station	1
Veterinary Service	1	Restaurant	3
Carpet Cleaning	1	Professional, Office or Support Service	6
Bottle Exchange	1		
Auctioneer	1		

Sources: 1983 City Assessment Data
District Planning Program

Services Available

Major Roads - Yellowhead Trail - limited access arterial, truck route
- designated Dangerous Goods Route
- 1983 traffic volumes - west of 50 Street - 30,752 vpd

- 50 Street - arterial roadway, truck route
- 1983 traffic volumes - south of 137 Avenue - 15,081 vpd, north of Yellowhead - 22,423 vpd

Transit Service - Bus routes 70, 71: via 129 Avenue to Belvedere LRT Station and Abbottsfield Transit Centre
- Light Rail Transit service available from Belvedere Station

Rail Service - east/west - CNF [illegible] nwright Subdivision [illegible] nscontinental Mainline)
- northeast/south [illegible] CNR Vegreville Su[illegible]sion

Utility and Protective Services

Sanitary Sewerage	- City servicing [illegible] LRT Shops and areas south of Kenward Dr.
Storm Drainage	- City servicing to LRT Shops and areas south of Kenward Dr.
Water Supply	- City servicing to LRT Shops and areas south of Kenwand Dr.
Electricity	- Edmonton Power
Natural Gas	- Northwestern Utilities
Fire Protection	- Fire Station #18, 138 Avenue and 29 Street
Police Protection	- Londonderry Division, 137 Avenue and 66 Street

Plans in Effect

Kennedale Industrial Area Structure Plan (April 1981; for details on the Plan, contact Land Use Planning at 428-3453).

APRIL

THE CITY OF Edmonton PLANNING

For information on Planning services, contact the Northeast District Planning Team at 428-8565.
For information on other Civic services, contact the Citizen Action Centre at 428-2600.

III

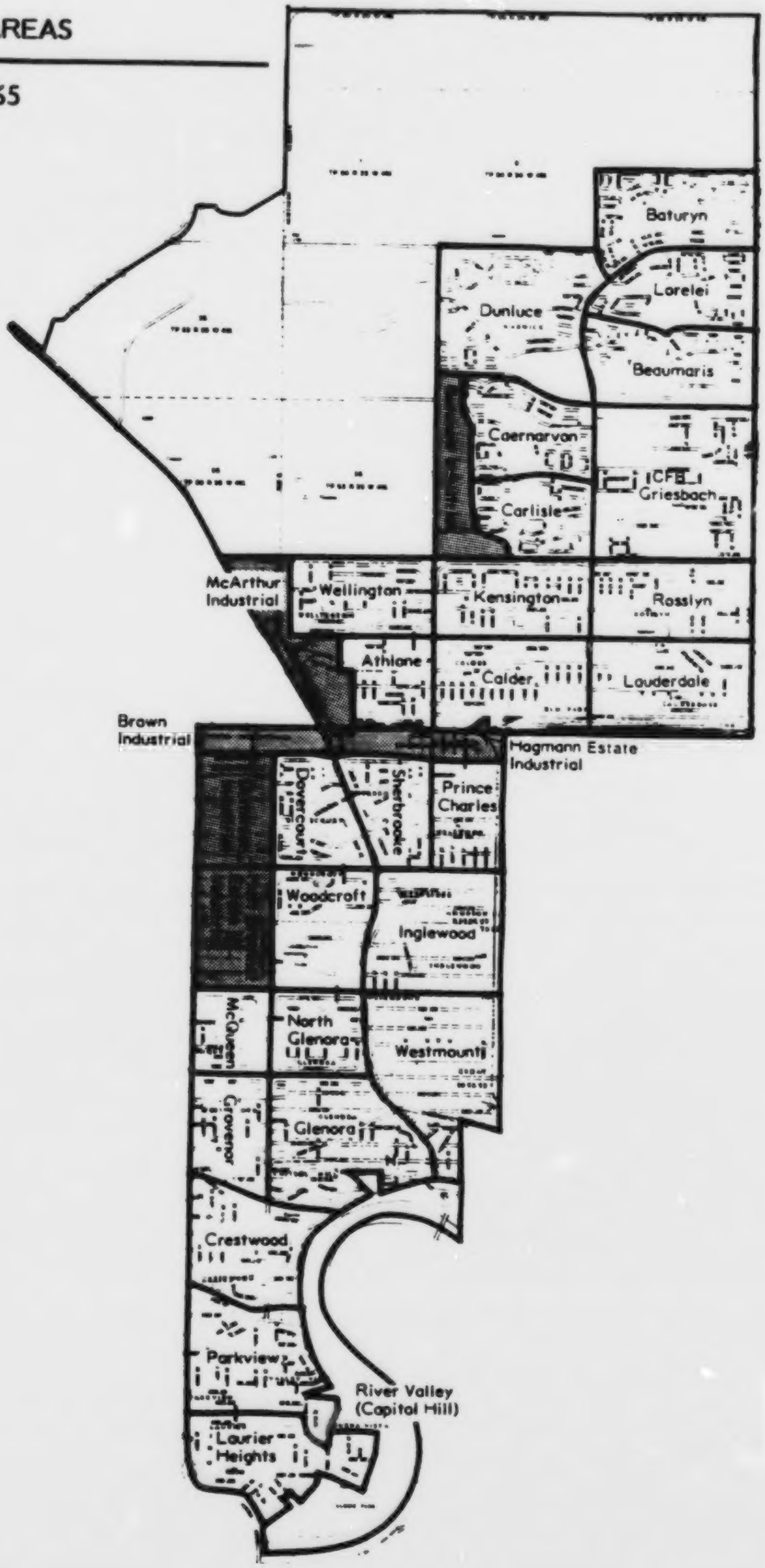
NORTHWEST DISTRICT

6. BARANOW INDUSTRIAL
7. BROWN INDUSTRIAL
8. DOMINION INDUSTRIAL
9. HAGMANN ESTATE INDUSTRAIL
10. HUFF BREMNER ESTATE
11. McARTHUR INDUSTRIAL

NORTHWEST DISTRICT

EXISTING INDUSTRIAL AREAS

DISTRICT PLANNING TEAM 428-8565

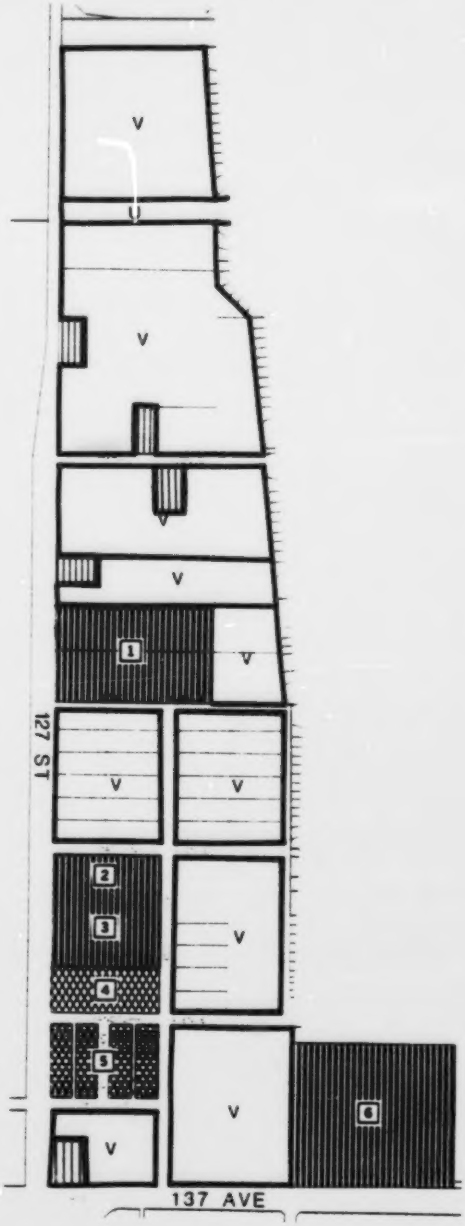

Baturyn
Lorelei
Dunluce
Beaumaris
Caernarvon
CFB Griesbach
Carlisle
McArthur Industrial
Wellington
Kensington
Rosslyn
Athlone
Calder
Louderdale
Brown Industrial
Hagmann Estate Industrial
Dovercourt
Sherbrooke
Prince Charles
Woodcroft
Inglewood
McQueen
North Glenora
Westmount
Grovenor
Glenora
Crestwood
Parkview
River Valley (Capital Hill)
Laurier Heights

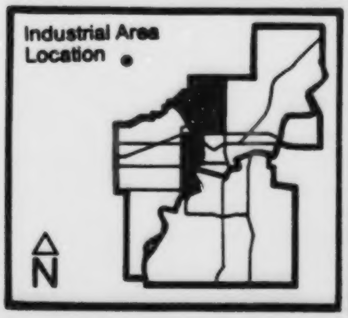
INDUSTRIAL AREA FACT SHEET
District Planning Program

BARANOW INDUSTRIAL
Northwest District

BARANOW INDUSTRIAL

1. Seed Centre Ltd.
2. Saunders and Weins Building Supply Ltd.
3. G. and C. Building Contractors Ltd.
4. Western Canada Guard Dog
5. Abe's Auto Parts Ltd.
6. Co-op Shopping Centre





▩ Heavy Industry
▒ Light/Medium Manufacturing
░ Shipping & Storage
▩ Industrial Sales & Services
░ Transportation

▨ Recreation/Open Space
■ Commercial — Office
▥ Commercial — Retail and Service
▥ Residential
* Institutional

U Utilities
V Vacant, Undeveloped
B Vacant Building
A Agriculture

BARANOW INDUSTRIAL

Area Character

Land Area	ha	%
Commercial	14.0	20.6
Industrial	3.5	5.1
Residential	1.3	1.9
Public Utility	1.2	1.8
Vacant/ Undeveloped Land	48.1	70.6
Total Land Area	68.0	100.0

Land Use	Number of Properties
Commercial	
Retail and/or Wholesale	4
Industrial	
Sales and Service	2
Residential	4
Vacant/Undeveloped Land	9
Total	19

(Source: 1984 Field Survey,District Planning Program)

Services Available

(i) Major Roads - 127 Street and 137 Avenue, designated arterial road and regular truck routes
- 153 Avenue designated arterial road

(ii) Transit Service - Regular Bus Route #37 via 137 Avenue

(iii) Rail Service - none

Utility and Protective Services

Sanitary Sewerage - only on 127 Street
Storm Drainage - only on 127 Street
Water Supply - only on 127 Street
Electricity - only on 127 Street
Natural Gas - only on 127 Street

Plans in Effect

Castle Downs Outline Plan, 1972
Baranow Replot Scheme Re-Authorized December 1980

APRIL 1984

THE CITY OF Edmonton PLANNING

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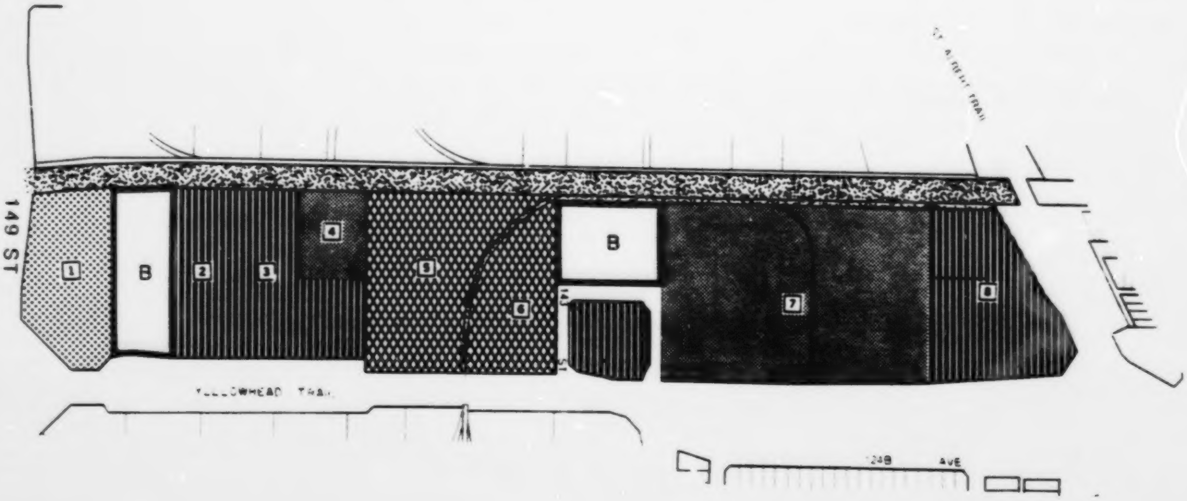
For information on other Civic services, contact the Citizen Action Centre at 428-2600.

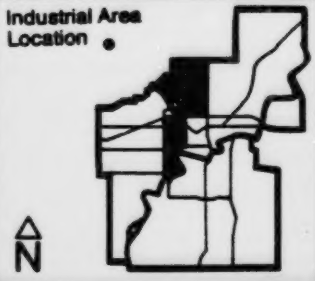
INDUSTRIAL AREA FACT SHEET
District Planning Program

BROWN INDUSTRIAL
Northwest District

BROWN INDUSTRIAL

1. Steel-Craft Door Products Ltd.
2. Lang Motorhomes
3. Calmont Leasing
4. Trans Western Express
5. C.N.R. Maintenance Shop
6. Western Mack Trucks Ltd.
7. MacDonalds Consolidated
8. Bonaventure Motor Hotel and Plaza


ST. ALBERT TRAIL
149 ST
1
B
2
3
4
5
6
B
143 ST
7
8
YELLOWHEAD TRAIL
124B AVE


Industrial Area Location
N

▨	Heavy Industry
▨	Light/Medium Manufacturing
▨	Shipping & Storage
▨	Industrial Sales & Services
▨	Transportation
▨	Recreation/ Open Space
■	Commercial — Office
▥	Commercial — Retail and Service
▥	Residential
✱	Institutional
U	Utilities
V	Vacant, Undeveloped
B	Vacant Building
A	Agriculture

BROWN INDUSTRIAL

Area Character

Land Area	ha	%
Commercial	6.0	22.3
Industrial		
Warehousing	14.1	52.4
Manufacturing	2.1	7.8
Railroad Use	4.7	17.5
Total Land Area	26.9	100.0

Land Use	Number of Assessed Properties
Commercial	
Hotel	1
Shopping Centre	2
Auto/Vehicle Sales	2
Warehousing	
Small - to 669 sq. m	1
Medium - 669 sq. m to 6,039 sq. m	3
Large - greater than 6,039 sq. m	1
Manufacturing Plant	
Large - greater than 6,039 sq. m	1
Railroad Repair Shop	1
Total	12

(Source: February 1983 - City of Edmonton Assessment Data and 1984 Field Survey, District Planning Program)

Services Available

(i)	Major Roads	-	Yellowhead Trail and St. Albert Trail - designated arterial roads, regular truck routes and dangerous goods routes
		-	142 Street - designated arterial road, and regular truck route
		-	149 Street - designated arterial road and regular truck route
(ii)	Transit Service	-	Peak Hour Bus Routes #94 and #96 via Yellowhead Trail
(iii)	Rail Service	-	CNR mainline east/west

Utility and Protective Services

Sanitary Sewerage
Storm Drainage
Water Supply
Electricity
Natural Gas

Plans in Effect

Yellowhead Corridor Area Structure Plan (Bylaw No. 7044) - April, 1983 includes guidelines for redevelopment of lands abutting the Yellowhead Trail.

APRIL 1984

THE CITY OF Edmonton PLANNING

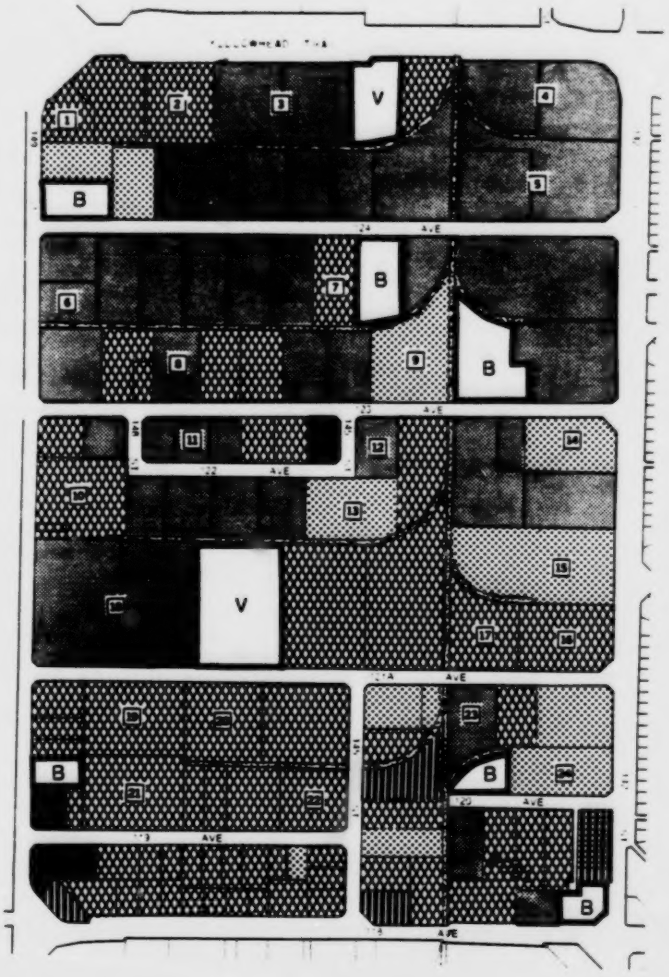
For information on Planning services, contact the Northwest District Planning Team at 428-8565.
For information on other Civic services, contact the Citizen Action Centre at 428-2600.

INDUSTRIAL AREA FACT SHEET
District Planning Program

DOMINION INDUSTRIAL
Northwest District

DOMINION INDUSTRIAL

1. **Stafford Foods**
2. **Steel Brothers Canada Ltd.**
3. **Alberta Grocers Wholesale Ltd.**
4. **Scott National Co. Ltd.**
5. **Acklands Ltd.**
6. **National Brand Warehouse**
7. **Ward Johnson**
8. **Western Linen Supply Co. Ltd.**
9. **Crown Tire Retread Plant**
10. **Auot Rescue Towing**
11. **Midas Muffler**
12. **Arpis Industries**
13. **Davis Wire Ropes**
14. **Greg Beverage Ltd.**
15. **R W Packaging**
16. **Edmonton Kenworth Ltd.**
17. **Edmonton Kenworth Garage**
18. **Hudson's Bay Co. Warehouse**
19. **Cummins Alberta Ltd.**
20. **Western Linen Supply Ltd.**
21. **NAPA Distribution Centre**
22. **Trans - North Trucking Ltd.**
23. **GTE Sylvania**
24. **Bristol Myers Ltd.**


YELLOWHEAD TRA
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145
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122 AVE
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121A AVE
19
20
B
21
22
B
23
24
120 AVE
119 AVE
B
118 AVE

Industrial Area Location ●

▩	Heavy Industry	▧	Recreation/ Open Space	U	Utilities
▨	Light/Medium Manufacturing	■	Commercial — Office	V	Vacant, Undeveloped
▦	Shipping & Storage	▥	Commercial — Retail and Service	B	Vacant Building
▩	Industrial Sales & Services	▥	Residential	A	Agriculture
▧	Transportation	*	Institutional		

DOMINION INDUSTRIAL

Area Character

Land Area	ha	%
Commercial	2.3	2.8
Industrial		
Warehousing	69.2	83.9
Manufacturing	9.1	11.0
Vacant/Undeveloped Land	1.9	2.3
Total Land Area	84.1	100.0

Land Use	Number of Assessed Properties
Commercial	
Retail and/or Wholesale	1
Business and/or Personal Service	6
Gas Station and Auto Service	1
Warehousing	
Small - to 669 sq. m	17
Medium - 669 sq. m to 6,039 sq. m	64
Large - greater than 6,039 sq. m	9
Fenced Storage	1
Manufacturing Plants	
Small to 669 sq. m	5
Medium - 669 sq. m to 6,039 sq. m	11
Vacant/Undeveloped Land	2
Total	117

(Source: February 1983 - City of Edmonton Assessment Data and 1984 Field Survey, District Planning Program)

Services Available

(i) Major Roads
- Yellowhead Trail - designated arterial road, regular truck route and dangerous goods route (D.G.R.)
- 118 Avenue and 142 Street, designated arterial road, and regular truck route

(ii) Transit Service
- Regular Bus Route #3 via 118 Avenue
- Peak Hour Bus Routes #94 and #96 via Yellowhead Trail 149 Street and 142 Street
- Peak Hour Bus Route #97 via 118 Avenue

(iii) Rail Service
- CNR spurline service

Utility and Protective Services

Sanitary Sewerage
Storm Drainage
Water Supply
Electricity
Natural Gas

Plans in Effect

Dominion Industrial was included in the study boundary of the Northwest Industrial Outline Plan, March, 1974.

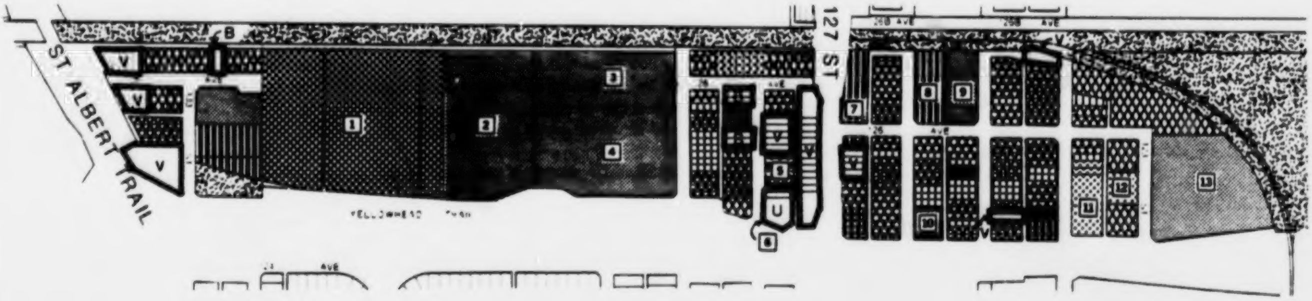
The Yellowhead Corridor Area Structure Plan (Bylaw No. 7044) - April, 1983 includes guidelines for redevelopment of lands abutting the Yellowhead Trail.

INDUSTRIAL AREA FACT SHEET
District Planning Program

HAGMANN ESTATE INDUSTRIAL
Northwest District

HAGMANN ESTATE INDUSTRIAL

1. Genstar Structures
2. Fruehauf of Canada Inc.
3. Michelin Tires Ltd.
4. Regent Drilling Ltd.
5. City of Edmonton Animal Shelter
6. Fire Station No. 8
7. Army, Navy, Air Force Veterans Unit 3
8. Car Canada
9. Highlands Moving and Storage Ltd.
10. Gainor Medical Surgical Supply Ltd.
11. Metal Fabricators and Welding Ltd.
12. American Brass and Aluminum Foundary Ltd.
13. Greyhound Bus Lines Garage


ST ALBERT TRAIL
127 ST
YELLOWHEAD TRAIL
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Industrial Area Location ●
N

▩ Heavy Industry
▒ Light/Medium Manufacturing
░ Shipping & Storage
▩ Industrial Sales & Services
░ Transportation
░ Recreation/ Open Space
■ Commercial — Office
▥ Commercial — Retail and Service
▥ Residential
✱ Institutional
U Utilities
V Vacant, Undeveloped
B Vacant Building
A Agriculture

HAGMANN ESTATE INDUSTRIAL

Area Character

Land Area	ha	%
Commercial	2.2	6.9
Industrial		
Warehousing	15.7	49.4
Manufacturing	7.7	24.2
Residential	1.6	5.0
Transportation	2.3	7.2
Public Utilities	.6	2.0
Vacant/Undeveloped Land	1.7	5.3
Total Land Area	31.8	100.0

Land Use	Number of Assessed Properties
Residential	30
Commercial	
Retail and/or Wholesale	57
Business and/or Personal Service	2
Gas Station and Auto Service	8
Private Club	1
Warehousing	
Small - to 669 sq. m	66
Medium - 669 sq. m to 6,039 sq. m	15
Large - greater than 6,039 sq. m	1
Manufacturing Plants	
Small to 669 sq. m	7
Medium - 669 sq. m to 6,039 sq. m	5
Large - greater than 6,039 sq. m	1
Other	
Bus Garage	1
Fire Station	1
Animal Shelter	1
Vacant/Undeveloped Land	7
Total	203

(Source: February 1983 - City of Edmonton Assessment Data and 1984 Field Survey, District Planning Program)

Services Available

(i) Major Roads - Yellowhead Trail and St. Albert Trail designated arterial roads, regular truck routes and dangerous goods routes (D.G.R.)
- 127 Street, designated arterial road and regular truck route

(ii) Transit Service - Regular Bus Routes #27, #37 and #66 via 127 Street
- Peak Hour Bus Route #94 via Yellowhead Trail and north/south on 127 Street

(iii) Rail Service - CNR mainline east/west

Utility and Protective Services

Sanitary Sewerage
Storm Drainage
Water Supply
Electricity
Natural Gas

Plans in Effect

The Yellowhead Corridor Area Structure Plan (Bylaw No. 7044) - April, 1983 includes guidelines for redevelopment of lands abutting the Yellowhead Trail.

APRIL 1984

THE CITY OF Edmonton PLANNING

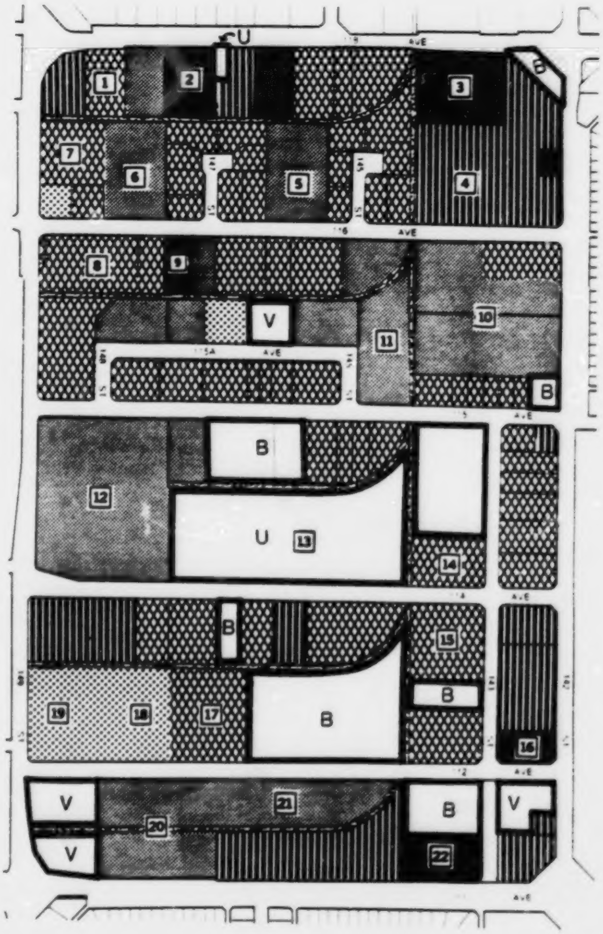
For information on Planning services, contact the Northwest District Planning Team at 428-8565.
For information on other Civic services, contact the Citizen Action Centre at 428-2600.

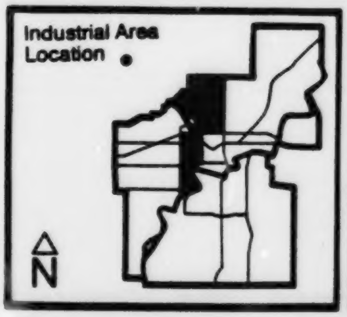
INDUSTRIAL AREA FACT SHEET
District Planning Program

HUFF BREMNER ESTATE
Northwest District

HUFF BREMNER ESTATE

1. CAWL
2. Chevron Resource Ltd.
3. Coronation Industrial Park
4. Furniture Fair Warehouse
5. Inter-City Truck Lines Inc.
6. Westinghouse Canada Inc.
7. Wisco Windows
8. Edmonton Gear Co.
9. Cristie Cookies
10. Transport Canada
11. UFI Trucking Co.
12. Consolidated Concrete Inc.
13. City of Edmonton - West District Yard
14. Davis Industries Ltd.
15. Goodyear Tire
16. Edmonton Real Estate Board
17. R. Angus Ltd.
18. Weld n Grind
19. McCoy Bros. Ltd.
20. Ford Motor Co. Distribution Centre
21. Sears Distribution Centre
22. Alldrit Development Ltd. - Coronation Plaza





▨ Heavy Industry
▨ Light/Medium Manufacturing
▨ Shipping & Storage
▨ Industrial Sales & Services
▨ Transportation

▨ Recreation/ Open Space
■ Commercial — Office
▥ Commercial — Retail and Service
▥ Residential
✱ Institutional

U Utilities
V Vacant, Undeveloped
B Vacant Building
A Agriculture

HUFF BREMNER ESTATE INDUSTRIAL

Area Character

Land Area	ha	%
Commercial	12.2	14.5
Industrial		
Warehousing	48.6	57.8
Manufacturing	13.5	16.1
Public Utilities	7.0	8.3
Vacant/Undeveloped Land	2.8	3.3
Total Land Area	84.1	100.0

Land Use	Number of Assessed Properties
Commercial	
Retail and/or Wholesale	4
Business and/or Personal Service	7
Gas Station and Auto Service	4
Derelict Vehicle Storage	1
Veterinarian Clinic	1
Warehousing	
Small - to 669 sq. m	9
Medium - 669 sq. m to 6,039 sq. m	56
Large - greater than 6,039 sq. m	5
Fence storage	1
Manufacturing Plants	
Small to 669 sq. m	2
Medium - 669 sq. m to 6,039 sq. m	11
Large - greater than 6,039 sq. m	2
Public Utilities	1
Railroad Use	1
Vacant/Undeveloped Land	4
Total	109

(Source: February 1983 - City of Edmonton Assessment Data and 1984 Field Survey, District Planning Program)

Services Available

(i) Major Roads - 149 Street - designated arterial road
- 142 Street, 118 Avenue and 111 Avenue - designated arterial roads and regular truck routes

(ii) Transit Service - Regular Bus Route #3 via 118 Avenue
- Peak Hour Bus Routes #97 via 118 Avenue
#94 via 115 Avenue north along 149 Street
#94 via 112 Avenue
#96 via 142 Street

(iii) Rail Service - CNR spurline service

Utility and Protective Services

Sanitary Sewerage
Storm Drainage
Water Supply
Electricity
Natural Gas

Plans in Effect

Huff Bremner Estate was included in the study boundary of the Northwest Industrial Outline Plan, March 1974

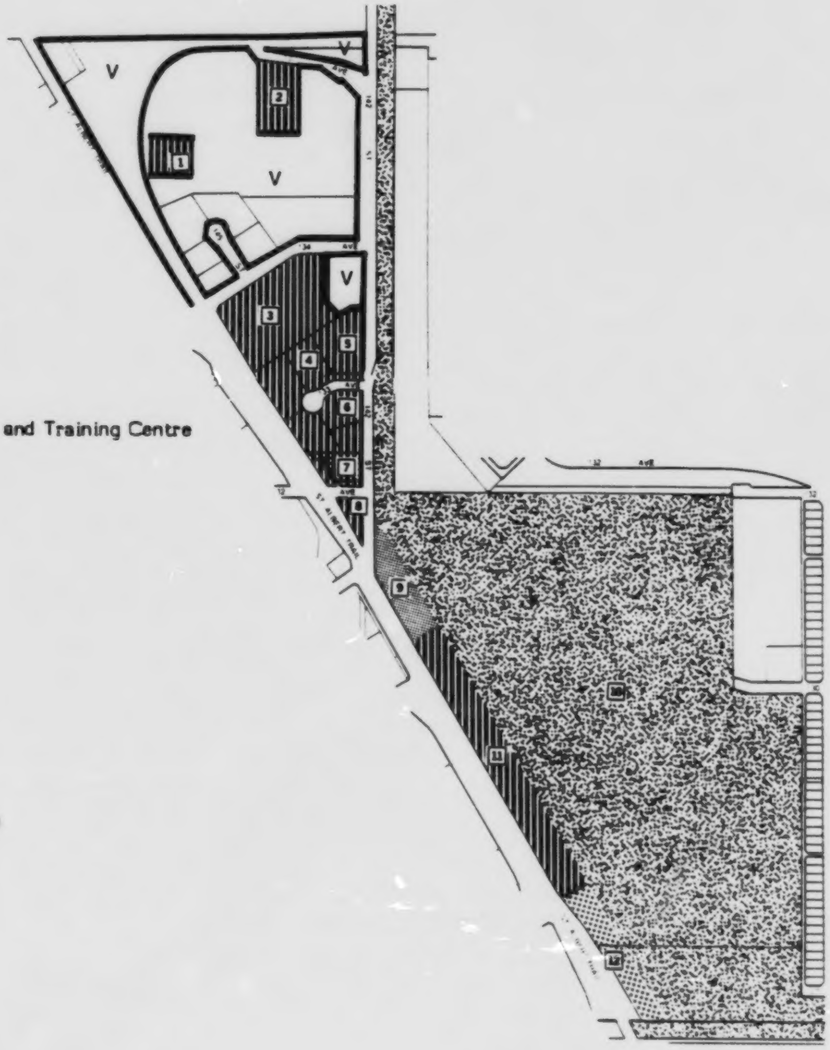
APRIL 1984

THE CITY OF Edmonton PLANNING

For information on Planning services, contact the Northwest District Planning Team at 428-8565.
For information on other Civic services, contact the Citizen Action Centre at 428-2600.

INDUSTRIAL AREA FACT SHEET
District Planning Program

McARTHUR INDUSTRIAL
Northwest District



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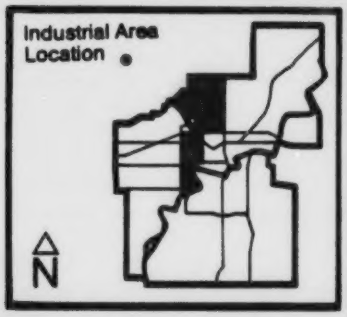
11
12
134 AVE
132 AVE
ST. ALBERT TRAIL

McARTHUR INDUSTRIAL

1. St. Albert Trail Go-Carts
2. LaCombe Nurseries Ltd.
3. Western Industrial Research and Training Centre
4. Italian Culture Society
5. Dutch Canadian Club
6. Sikh Society of Alberta
7. Galaxy Homes
8. Gulf Service Centre
9. Imperial Roadways
10. CN Dunvegan Yards
11. Imperial Lumber Co. Ltd.
12. Nelson Manufactured Homes



Industrial Area Location
N

▩ Heavy Industry
▒ Light/Medium Manufacturing
░ Shipping & Storage
▩ Industrial Sales & Services
▒ Transportation

▒ Recreation/ Open Space
■ Commercial — Office
▥ Commercial — Retail and Service
▥ Residential
✱ Institutional

U Utilities
V Vacant, Undeveloped
B Vacant Building
A Agriculture

McARTHUR INDUSTRIAL

Area Character

Land Area	ha	%
Commercial	13.5	17.6
Industrial	2.0	2.6
Transportation	44.1	57.5
Vacant/Undeveloped Land	17.1	22.3
Total Land Area	76.7	100.0

Land Use	Number of Properties
Commercial	
Retail and/or Wholesale	4
Gas Station	1
Recreational	1
Office	1
Private Clubs	4
Industrial	
Shipping and Storage	1
Manufacturing	1
Railroad Use	1
Vacant/Undeveloped Land	10
Total	24

(Source: 1984 Field Survey,District Planning Program)

Services Available

(i) Major Roads - St. Albert Trail and Yellowhead Trail - designated arterial road, regular truck route and dangerous good route (D.G.R.)
- 137 Avenue - designated arterial road and regular truck route

(ii) Transit Service - Regular Bus Route #37 via St. Albert Trail
- Peak Hour Bus Route #96 via St. Albert Trail

(iii) Rail Service - CNR Dunvegan Yards and mainline east/west

Utility and Protective Services

Sanitary Sewerage
Storm Drainage
Water Supply
Electricity
Natural Gas

Plans in Effect

Yellowhead Corridor Area Structure Plan (Bylaw 7044) - April, 1983 includes guidelines for redevelopment.

APRIL 1984

THE CITY OF Edmonton PLANNING

For information on Planning services, contact the Northwest District Planning Team at 428-8565.
For information on other Civic services, contact the Citizen Action Centre at 428-2600.

IV

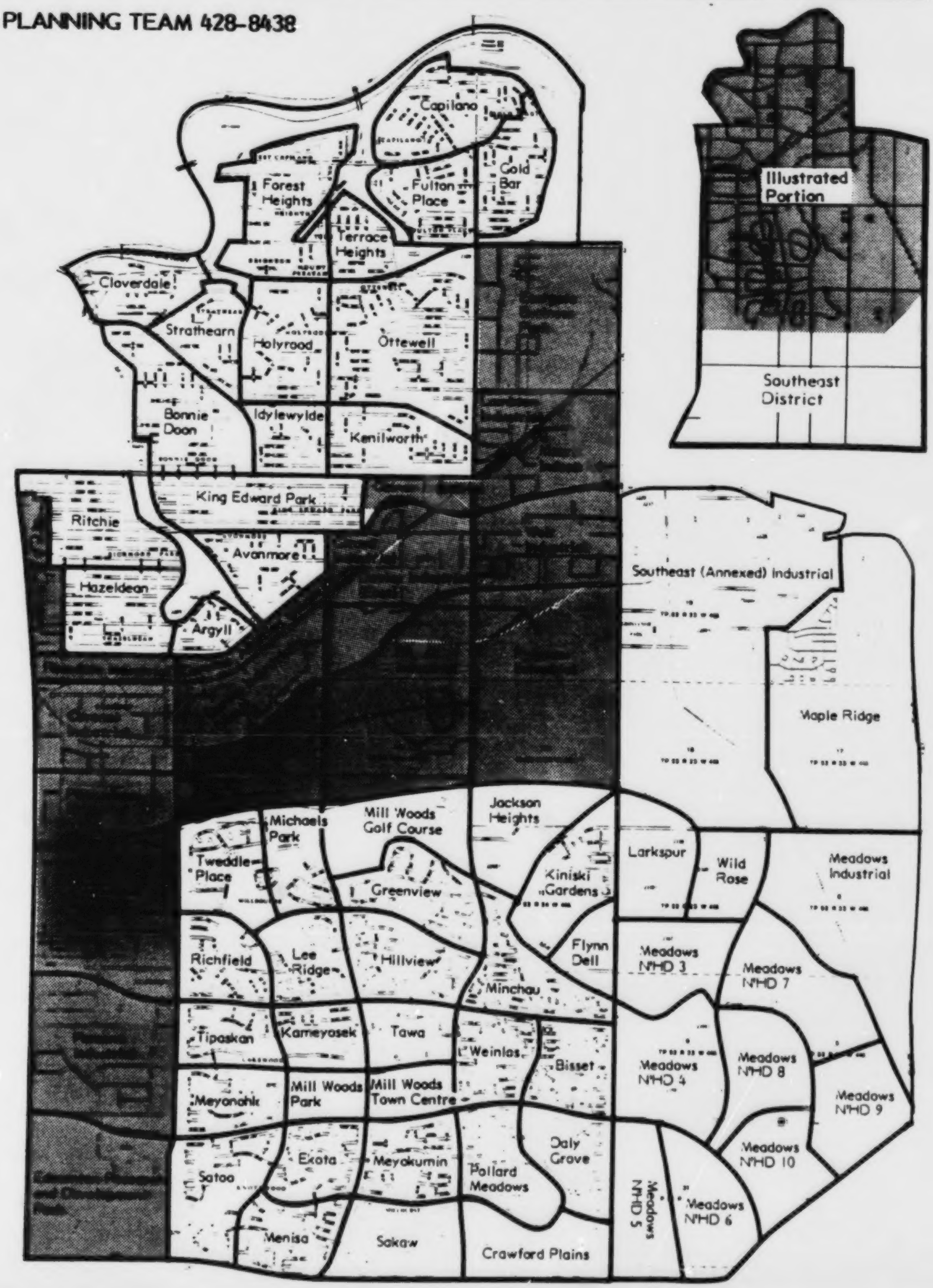
SOUTHEAST DISTRICT

12. CORONET ADDITION
13. CORONET INDUSTRIAL
14. CPR/IRVINE
15. DAVIES INDUSTRIAL (EAST)
16. DAVIES INDUSTRIAL (WEST)
17. EASTGATE BUSINESS PARK
18. EDMONTON RESEARCH & DEVELOPMENT PARK
19. GAINER INDUSTRIAL
20. GIRARD INDUSTRIAL
21. LAMBTON
22. McINTYRE INDUSTRIAL
23. MORRIS INDUSTRIAL
24. PAPASCHASE INDUSTRIAL
25. PARSONS INDUSTRIAL
26. PYLYPOW INDUSTRIAL
27. ROPER INDUSTRIAL
28. ROSEDALE INDUSTRIAL
29. STRATHCONA INDUSTRIAL
30. WEIR INDUSTRIAL

SOUTHEAST DISTRICT

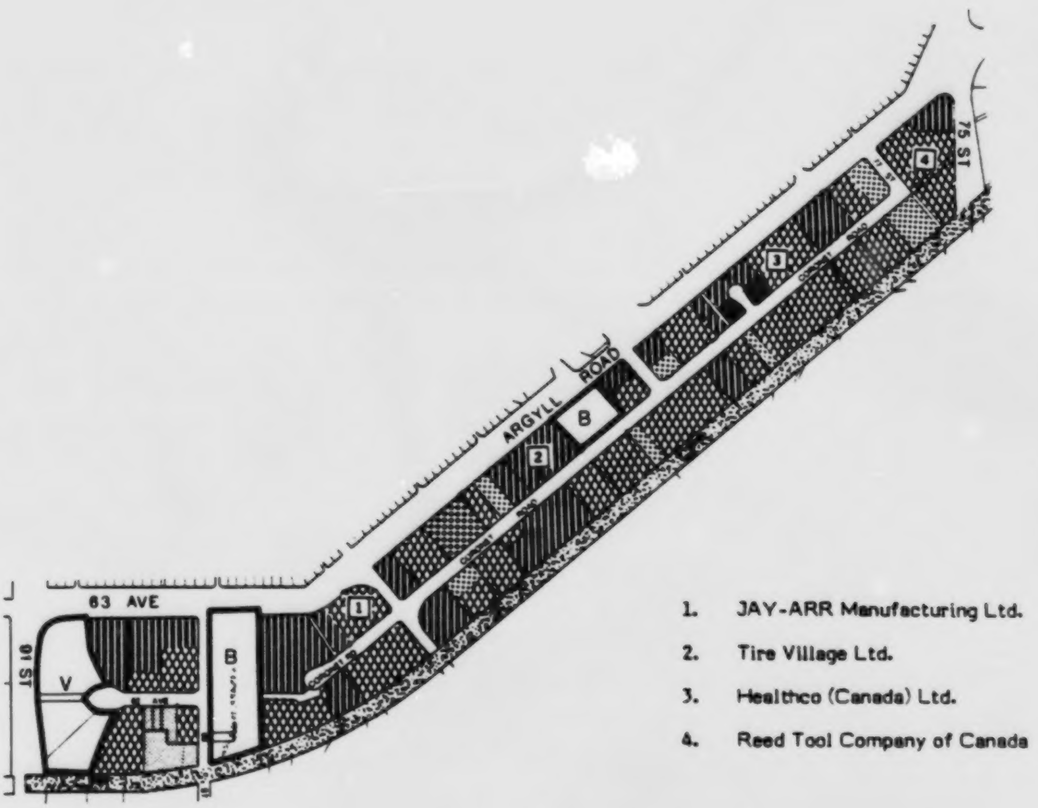
EXISTING INDUSTRIAL AREAS

DISTRICT PLANNING TEAM 428-8438


Capilano
Gold Bar
Fulton Place
Forest Heights
Terrace Heights
Cloverdale
Strathearn
Holyrood
Ottewell
Bonnie Doon
Idylewylde
Kenilworth
King Edward Park
Ritchie
Avonmore
Hazeldean
Argyll
Southeast (Annexed) Industrial
Maple Ridge
Jackson Heights
Michaels Park
Mill Woods Golf Course
Tweddle Place
Greenview
Kiniski Gardens
Larkspur
Wild Rose
Meadows Industrial
Richfield
Lee Ridge
Hillview
Flynn Dell
Meadows N'HD 3
Meadows N'HD 7
Minchau
Tipaskan
Kameyosek
Tawa
Weinlos
Bisset
Meadows N'HD 4
Meadows N'HD 8
Meyonohk
Mill Woods Park
Mill Woods Town Centre
Meadows N'HD 9
Daly Grove
Meadows N'HD 10
Satoo
Ekota
Meyokumin
Pollard Meadows
Meadows N'HD 5
Meadows N'HD 6
Menisa
Sakaw
Crawford Plains
Illustrated Portion
Southeast District

INDUSTRIAL AREA FACT SHEET
District Planning Program

CORONET ADDITION
Southeast District



83 AVE
91 ST
ARGYLL ROAD
75 ST
B
V
B
1
2
3
4

1. JAY-ARR Manufacturing Ltd.
2. Tire Village Ltd.
3. Healthco (Canada) Ltd.
4. Reed Tool Company of Canada

Industrial Area Location ●
N

▩	Heavy Industry	▨	Recreation/ Open Space	U	Utilities
▒	Light/Medium Manufacturing	■	Commercial — Office	V	Vacant, Undeveloped
░	Shipping & Storage	▥	Commercial — Retail and Service	B	Vacant Building
▦	Industrial Sales & Services	▥	Residential	A	Agriculture
▨	Transportation	✱	Institutional		

CORONET ADDITION INDUSTRIAL

Land Area	32.3 ha	
Industrial	27.7 ha	85.8%
Commercial	1.3 ha	4.0%
Transportation/Utilities	0.1 ha	0.3%
Residential	-	-
Vacant/Undeveloped	3.2 ha	9.9%

Development

Type of Business/ Facility	No. of Businesses/ Facilities	Type of Business/ Facility	No. of Businesses/ Facilities
Auto Repairs/Dealer/Rental	20	Electro Plating Company	1
Manufacturer/Processor	7	Service Station	3
Moving/Delivery Service	2	Dog Grooming Facility	1
Retail Service/Merchant or Wholesale	53	Contractor	16
Professional Office or Support Service	8	Oilfield Service	13
Storage Warehouse	1	Welder	5
Electricity Regulating Sub-Station	1	Restaurant	1
		Industrial Service	11

Note: Land Area and Development Statistics are estimates only.

Sources: 1983 City Assessment Data
District Planning Program

Services Available

Major Roads - 63 Avenue/Argyll Road - Restricted Truck Route
- 1983 Traffic Volumes - east of 91 Street - 33,100 vpd.

Transit Service - Bus Route 47: Eastbound on 63 Avenue (PHS)*
Bus Routes 53,81: via Argyll Road (BS)**

Rail Service - Northeast/Southwest CPR Willingdon Subdivision

Utility and Protective Services

Sanitary Sewerage - City Servicing
Storm Drainage - City Servicing
Water Supply - City Servicing
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities
Fire Protection - Fire Station #15, 5120 - 97 Street
- Fire Station #9, 8309 - 90 Avenue
Police Protection - Strathcona Station, "C" Division, 9710 - 51 Avenue

Plans in Effect

Southeast Industrial Area Outline Plan (1975)

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*(PHS) - Peak Hour Service
**(BS) - Basic Service

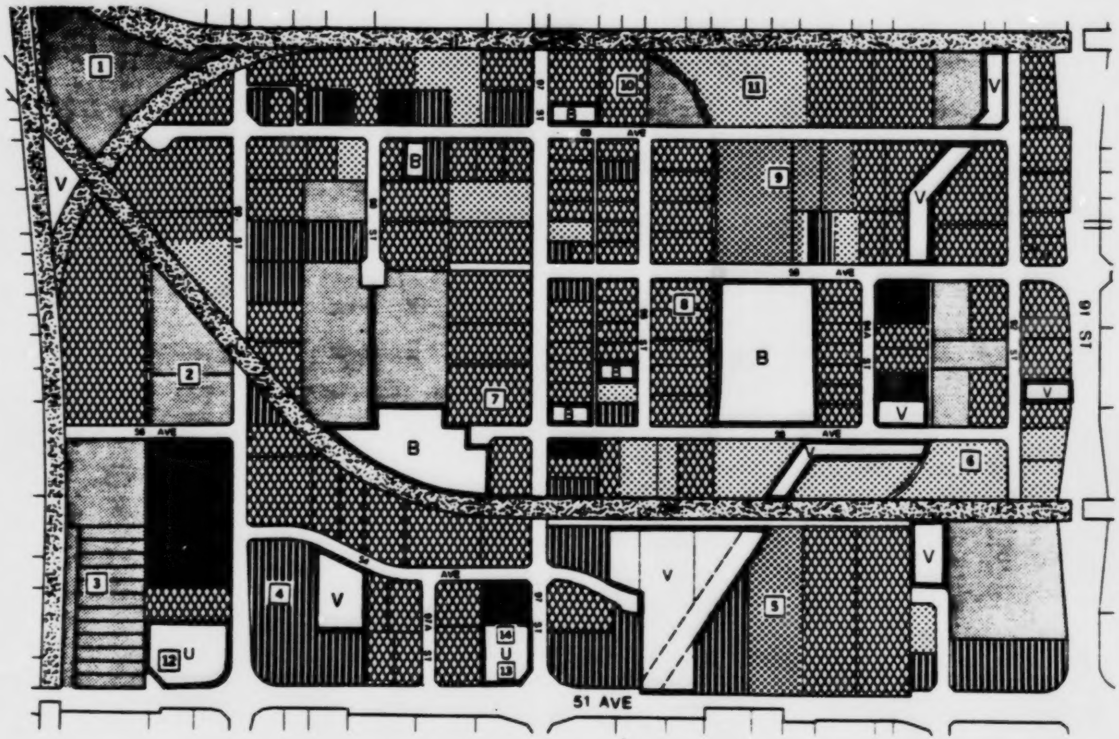
MAY 1984

THE CITY OF Edmonton PLANNING

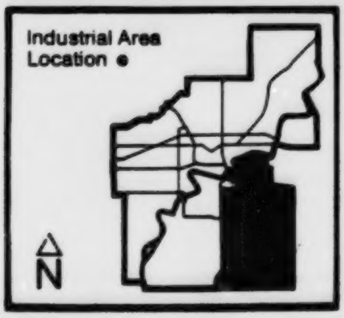
For information on Planning services, contact the Southeast District Planning Team at 428-8438.
For information on other Civic services, contact the Citizen Action Centre 428-2600.

INDUSTRIAL AREA FACT SHEET
District Planning Program

CORONET INDUSTRIAL
Southeast District



1. Western Industrial Products
2. City Truck Stop (Southside) Ltd.
3. Mid-West Lumber Co. Ltd.
4. SKF Canada Ltd.
5. Revelstoke Cement Making Plant
6. Dupre Boilers and Welding Ltd.
7. Brytex Ltd. (Head Office)
8. Tri-Service Oilfield Manufacturing Ltd.
9. Wilkinson Co. Ltd. (Steel Plant and Sales)
10. Greyhound South Side Express Agency
11. Alberta Oil Tool Division of Dover Corporation (Canada) Ltd.
12. Electricity Regulating Substation
13. Strathcona Police Station, "C" Division
14. Fire Station #15



▩	Heavy Industry	▒	Recreation/ Open Space	U	Utilities
░	Light/Medium Manufacturing	■	Commercial — Office	V	Vacant, Undeveloped
▒	Shipping & Storage	▥	Commercial — Retail and Service	B	Vacant Building
▩	Industrial Sales & Services	▥	Residential	A	Agriculture
▒	Transportation	*	Institutional		

CORONET INDUSTRIAL

Land Area	120.8 ha	
Industrial	99.8 ha	82.6%
Commercial	7.3 ha	6.0%
Transportation/Utilities	1.9 ha	1.6%
Residential	-	-
Vacant/Undeveloped	11.8 ha	9.8%

Development

Type of Business/ Facility	No. of Businesses/ Facilities	Type of Business/ Facility	No. of Businesses/ Facilities
Auto Repairs/Dealer/Rental	29	Recreation Facility	1
Manufacturer/Processor	30	Service Station	1
Moving/Delivery Service	4	Contractor	33
Retail Service/Merchant or Wholesaler	114	Oilfield Service	29
Professional Office or Support Service	13	Restaurant	3
Storage Warehouse	1	Truck Transport	8
Industrial Service	34	Welder	10
Gas Company	1	Fire Station	1
Gas Regulating & Metering Station	1	Police Station	1
		Electricity Regulating Sub-Station	1

Note: Land Area and Development Statistics are estimates only.

Sources: 1983 City Assessment Data
District Planning Program

Services Available

Major Roads - 51 Avenue
- Regular Truck Route, Arterial Roadway
- 1983 Traffic Volumes - at 99 Street - 24,200 vpd.

- 91 Street
- Regular Truck Route, Arterial Roadway
- 1983 Traffic Volumes - north of 51 Avenue - 11,200 vpd.

- 99 Street
- Regular Truck Route, Arterial Roadway
- 1983 Traffic Volumes - north of 51 Avenue - 20,300 vpd.

Transit Service - Bus Route 69 - via 51 Avenue (BS)**
Bus Route 93 - via 63 Avenue/97 Street/58 Avenue (PHS)*
Bus Route 47 - via 91 Street (PHS)*
Bus Route 92 - via 99 Street (PHS)*

Rail Service - North/South CPR Leduc Subdivision;
East/West CPR Willingdon Subdivision and associated spur;
East/West CNR Strathcona line.

Utility and Protective Services

Sanitary Sewerage - City Servicing except Western Industrial Products Site
Storm Drainage - City Servicing except Western Industrial Products Site
Water Supply - City Servicing except Western Industrial Products Site
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities
Fire Protection - Fire Station #15, 5120 - 97 Street
Police Protection - Strathcona Station, "C" Division, 9710 - 51 Avenue

Plans in Effect

Southeast Industrial Area Outline Plan (1975)

*(PHS) - Peak Hour Service
**(BS) - Basic Service

MAY 1984

THE CITY OF Edmonton PLANNING

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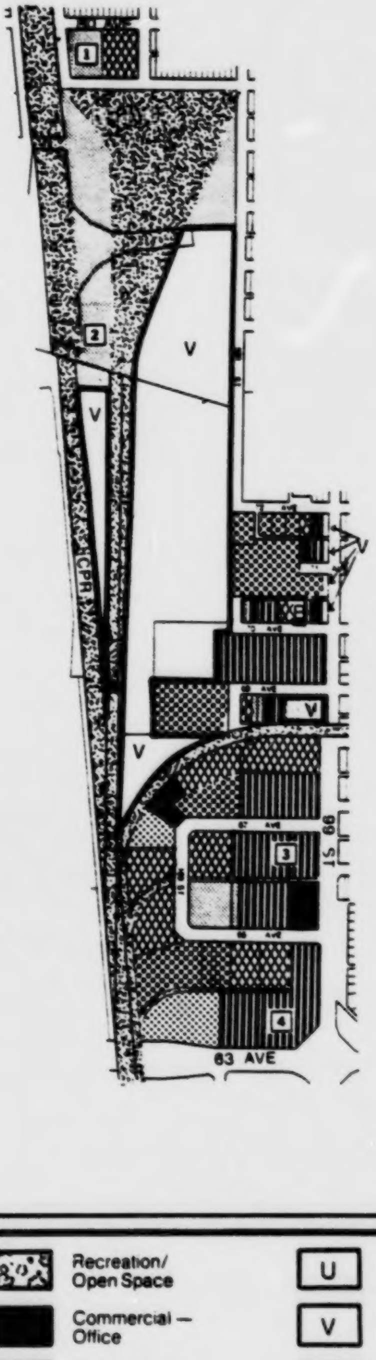
INDUSTRIAL AREA FACT SHEET
District Planning Program

CPR/IRVINE
Southeast District



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CPR
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67 AVE
68 AVE
99 ST
63 AVE

1. Gulf Canada Oil Company Ltd. (Production Department)
2. Johnson Terminals (Distribution Division)
3. Don Wheaton Ltd. (Auto Dealer)
4. General Motors (Parts Warehouse)

Industrial Area Location ●
N

▨ Heavy Industry
▨ Light/Medium Manufacturing
▨ Shipping & Storage
▨ Industrial Sales & Services
▨ Transportation
▨ Recreation/Open Space
■ Commercial — Office
▥ Commercial — Retail and Service
▥ Residential
* Institutional
U Utilities
V Vacant, Undeveloped
B Vacant Building
A Agriculture

C.P.R. / IRVINE

Land Area 61.9 ha

Industrial	17.3 ha	28.0%
Commercial	9.5 ha	15.3%
Transportation/Utilities	13.5 ha	21.8%
Residential	0.1 ha	0.2%
Vacant/Undeveloped	21.5 ha	34.7%

Development

Type of Business/ Facility	No. of Businesses/ Facilities
Auto Repairs/Dealer/Rental	5
Manufacturer/Processor	4
Retail Service/Merchant or Wholesaler	11
Industrial Service	9
Truck Transport	5
Oilfield Service	1
Professional Office or Support Service	2
Restaurant	1
Storage Yard	1
Storage Warehouse	1
Oil Company (Warehouse)	1

Note: Land Area and Development Statistics are estimates only.

Sources: 1983 City Assessment Data
District Planning Program

Services Available

Major Roads - 99 Street - Regular Truck Route, Arterial Roadway
- 1983 Traffic Volumes - north of 63 Avenue - 24,900 vpd.

- 63 Avenue - Regular Truck Route, Arterial Roadway
- 1983 Traffic Volumes - east to 99 Street - 30,200 vpd.

Transit Service - Bus Route 92: via 99 Street (PHS)*
Bus Route 93: via 63 Avenue (PHS)*

Rail Service - North/South - CPR Leduc Subdivision and freight yards

Utility and Protective Services

Sanitary Sewerage - City Servicing
Storm Drainage - City Servicing
Water Supply - City Servicing
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities
Fire Protection - Fire Station #15, 5120 - 97 Street
- Fire Station #6, 10329 - 83 Street
Police Protection - Strathcona Station, "C" Division, 9710 - 51 Avenue

Plans in Effect

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*(PHS) - Peak Hour Service

MAY 1984

THE CITY OF Edmonton PLANNING

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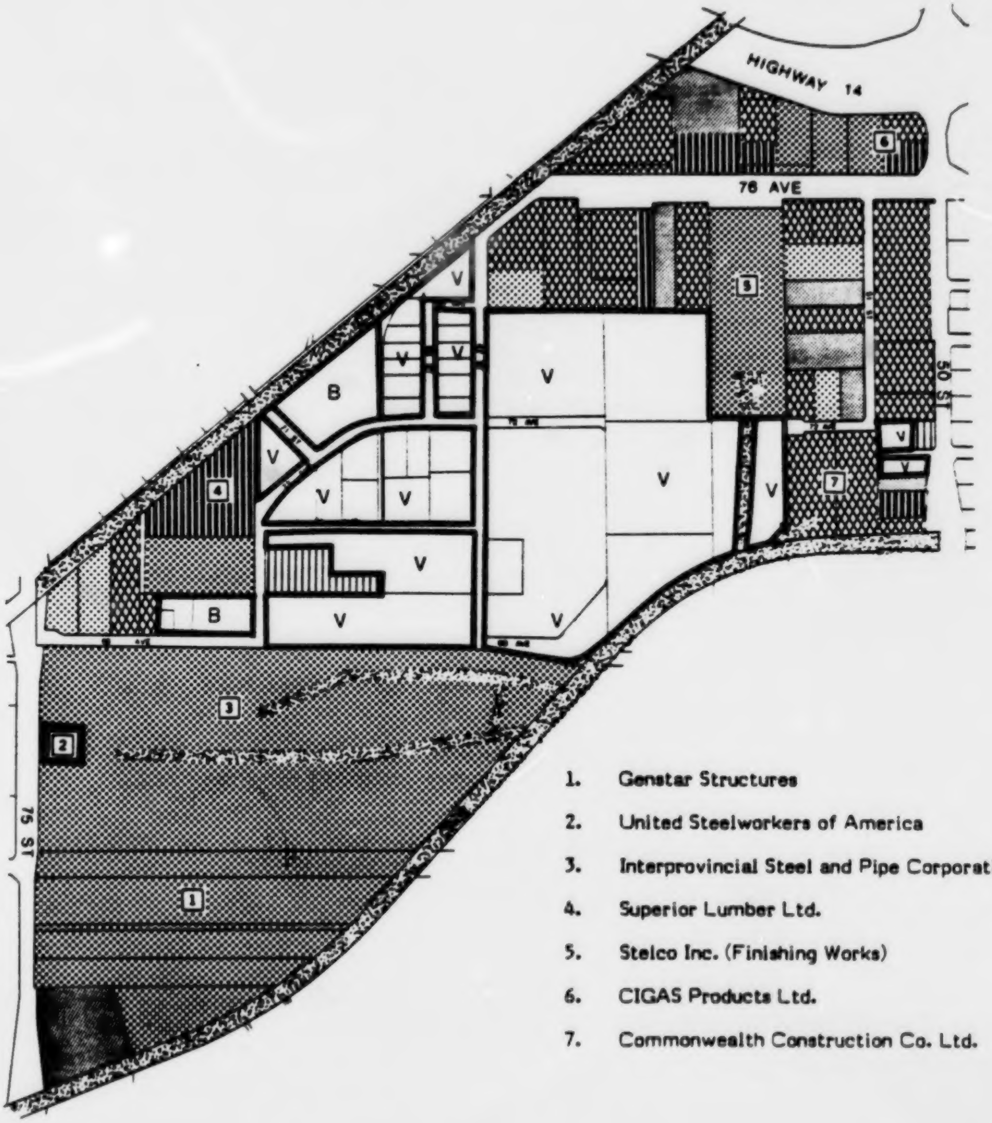
For information on other Civic services, contact the Citizen Action Centre 428-2600.

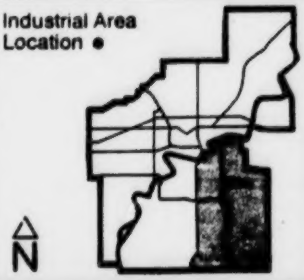
INDUSTRIAL AREA FACT SHEET
District Planning Program

DAVIES INDUSTRIAL (EAST)
Southeast District



1. Genstar Structures
2. United Steelworkers of America
3. Interprovincial Steel and Pipe Corporation Ltd.
4. Superior Lumber Ltd.
5. Stelco Inc. (Finishing Works)
6. CIGAS Products Ltd.
7. Commonwealth Construction Co. Ltd.

Industrial Area Location ●



▩	Heavy Industry	▨	Recreation/ Open Space	U	Utilities
░	Light/Medium Manufacturing	■	Commercial — Office	V	Vacant, Undeveloped
▒	Shipping & Storage	▥	Commercial — Retail and Service	B	Vacant Building
▦	Industrial Sales & Services	▥	Residential	A	Agriculture
▨	Transportation	*	Institutional		

DAVIES INDUSTRIAL (EAST AND WEST PORTIONS)

Land Area	256.7 ha	
Industrial	146.2 ha	57.[illegible]%
Commercial	6.0 ha	2.3%
Transportation/Utilities	20.6 ha	8.0%
Residential	0.7 ha	0.3%
Vacant/Undeveloped	69.8 ha	27.2%
Institutional/Open Space	13.4 ha	5.2%

Development

Type of Business/ Facility	No. of Businesses/ Facilities
Auto Repairs	17
Manufacturer/Processor	46
Moving/Delivery Service	6
Retail Service/Merchant or Wholesaler	100
Professional Office or Support Services	3
Storage Warehouse	5
Industrial Service	30
Gas Company	1
Radio & TV Broadcasting Station	1

Type of Business/ Facility	No. of Businesses/ Facilities
Recreation Facility	1
School	2
Service Station	1
Bottle Exchange	2
Bus Transportation Company	1
Oilfield Service	7
Restaurant	2
Truck Transport	16
Laboratory	2
Welder	9
Contractor	56
Gas Regulating & Metering Station	1

Note: Land Area and Development Statistics are estimates only.

Sources: 1983 City Assessment Data
District Planning Program

Services Available

Major Roads - 75 Street
- Dangerous Goods and Truck Route
- 1983 Traffic Volumes - north of CNR Tracks - 39,100 vpd.

- 50 Street
- Dangerous Goods and Truck Route
- Regular Truck Route
- 1983 Traffic Volumes - north of Roper Road - 18,200 vpd.

- 91 Street
- Regular Truck Route, Arterial Roadway
- 1983 Traffic Volumes - north of Roper Road - 11,200 vpd.

Transit Service - Bus Route 93: via Davies Road and 75 Street (PHS)*
Bus Route 76: via Wagner Road and 75 Street (South) (PHS)*
Bus Routes 53, 81, 65: via 86 Street (BS)**
Bus Route 67: via 86 Street (PHS)*

- Davies Lot (Park & Ride Lot)/Ferrier Transit Garage

Rail Service - Northeast/Southwest CPR Willingdon Subdivision and associated spurs;
East/West CNR Strathcona Line and associated spurs.

Utility and Protective Services

Sanitary Sewerage - City Servicing (generally)
Storm Drainage - City Servicing (generally)
Water Supply - City Servicing (generally)
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities
Fire Protection - Fire Station #15, 5120 - 97 Street
- Fire Station #11 [illegible]525 - 101 Avenue
Police Protection - Strathcona Sta[illegible] "C" Division, 9710 - 51 Avenue

Plans in Effect

Southeast Industrial Area Outline Plan (1975)

*(PHS) - Peak Hour Service
**(BS) - Basic Service

MAY 1984

THE CITY OF Edmonton PLANNING

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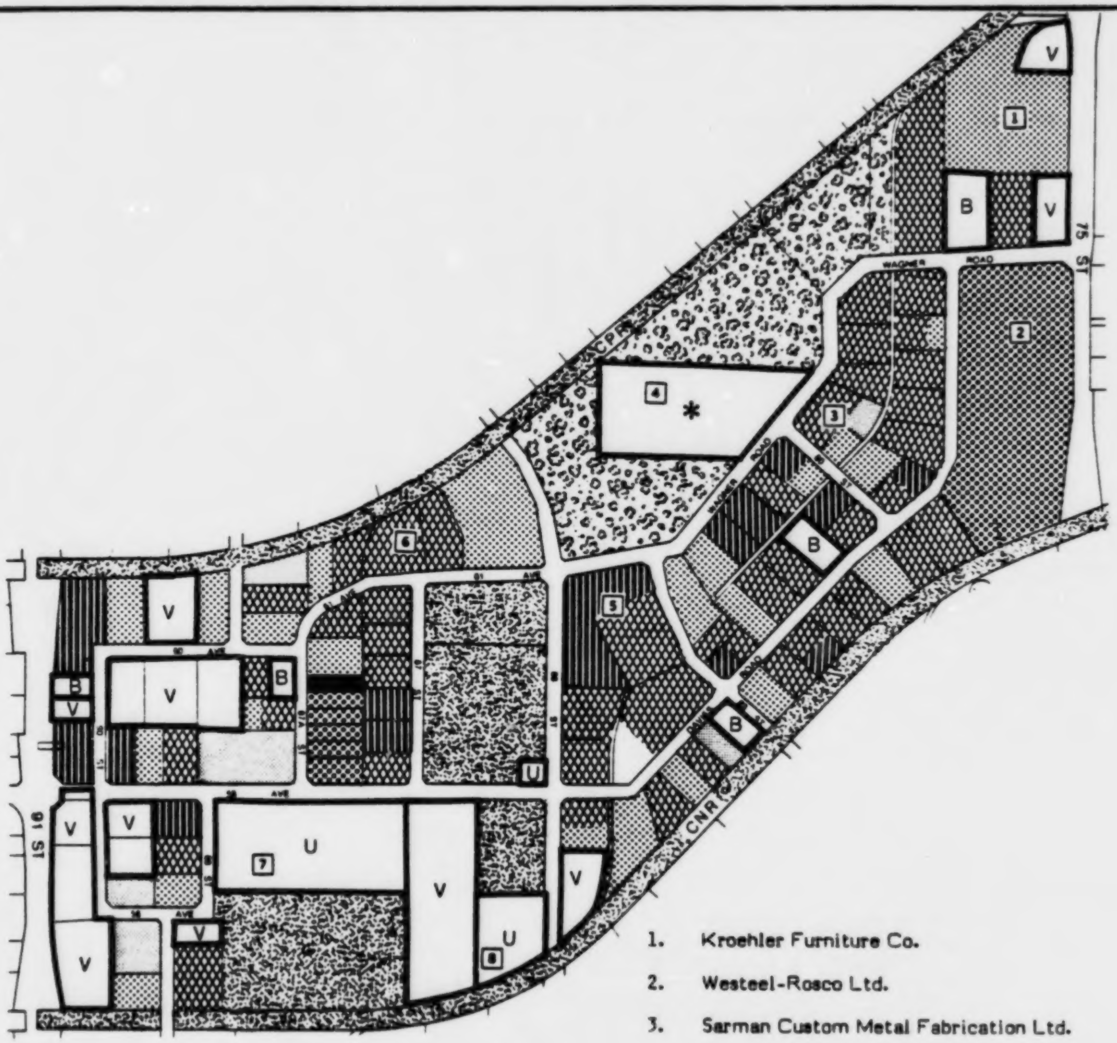
For information on other Civic services, contact the Citizen Action Centre 428-2600.

DAVIES INDUSTRIAL (WEST)
Southeast District


V
1
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75 ST
WAGNER ROAD
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81 AVE
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CPR
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90 AVE
B
B
V
V
U
CNR
B
V
91 ST
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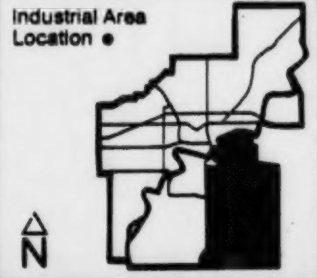
V
U
8
V
V

1. Kroehler Furniture Co.
2. Westeel-Rosco Ltd.
3. Sarman Custom Metal Fabrication Ltd.
4. W.P. Wagner High School
5. Hydro Dynamics Ltd./Rocky's Battery Service Ltd.
6. O.P.I. Ltd. (Cougar Tool Division)
7. Edmonton Power/City of Edmonton Integrated Services Complex
8. Edmonton Telephones


Industrial Area Location ●
N

▨	Heavy Industry	▨	Recreation/ Open Space	U	Utilities
▨	Light/Medium Manufacturing	■	Commercial — Office	V	Vacant, Undeveloped
▨	Shipping & Storage	▥	Commercial — Retail and Service	B	Vacant Building
▨	Industrial Sales & Services	▥	Residential	A	Agriculture
▨	Transportation	*	Institutional		

DAVIES INDUSTRIAL (EAST AND WEST PORTIONS)

Land Area	256.7 ha	
Industrial	146.2 ha	57.0%
Commercial	6.0 ha	2.3%
Transportation/Utilities	20.6 ha	8.0%
Residential	0.7 ha	0.3%
Vacant/Undeveloped	69.8 ha	27.2%
Institutional/Open Space	13.4 ha	5.2%

Development

Type of Business/ Facility	No. of Businesses/ Facilities
Auto Repairs	17
Manufacturer/Processor	46
Moving/Delivery Service	6
Retail Service/Merchant or Wholesaler	100
Professional Office or Support Services	3
Storage Warehouse	5
Industrial Service	30
Gas Company	1
Radio & TV Broadcasting Station	1

Type of Business/ Facility	No. of Businesses/ Facilities
Recreation Facility	1
School	2
Service Station	1
Bottle Exchange	2
Bus Transportation Company	1
Oilfield Service	7
Restaurant	2
Truck Transport	16
Laboratory	2
Welder	9
Contractor	56
Gas Regulating & Metering Station	1

Note: Land Area and Development Statistics are estimates only.

Sources: 1983 City Assessment Data
District Planning Program

Services Available

Major Roads - 75 Street
- Dangerous Goods and Truck Route
- 1983 Traffic Volumes - north of CNR Tracks - 39,100 vpd.

- 50 Street
- Dangerous Goods and Truck Route
- Regular Truck Route
- 1983 Traffic Volumes - north of Roper Road - 18,200 vpd.

- 91 Street
- Regular Truck Route, Arterial Roadway
- 1983 Traffic Volumes - north of Roper Road - 11,200 vpd.

Transit Service - Bus Route 93: via Davies Road and 75 Street (PHS)*
Bus Route 76: via Wagner Road and 75 Street (South) (PHS)*
Bus Routes 53, 81, 65: via 86 Street (BS)**
Bus Route 67: via 86 Street (PHS)*

- Davies Lot (Park & Ride Lot)/Ferriage Transit Garage

Rail Service - Northeast/Southwest CPR Willingdon Subdivision - associated spurs
- East/west CNR Strathcona Line - associated spurs.

Utility and Protective Services

Sanitary Sewerage - City Servicing (generally)
Storm Drainage -
Water Supply -
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities
Fire Protection - Fire Station #15, 5120 - 97 Street
- Fire Station #11, 6625 - 101 Avenue
Police Protection - Strathcona Station, "C" Division, 9710 - 51 Avenue

Plans in Effect

Southeast Industrial Area Outline Plan (1975)

*(PHS) - Peak Hour Service
**(BS) - Basic Service

MAY 1984

THE CITY OF Edmonton PLANNING

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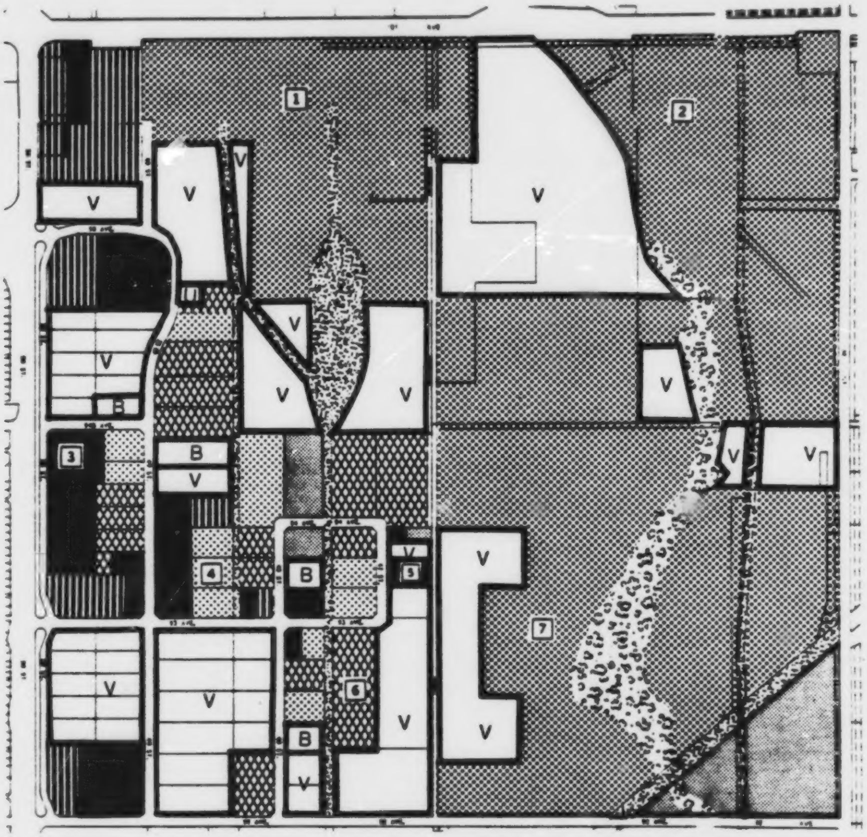
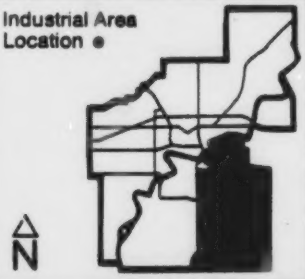
INDUSTRIAL AREA FACT SHEET
District Planning Program

EASTGATE BUSINESS PARK
Southeast District



1. C.I.L. Inc.
2. Building Products of Canada Ltd.
3. Edmonton Sun
4. Edmonton Journal
5. Extendicare (Alberta) Ltd. (Regional Office South)
6. Alcan Building Products Division of Alcan Canada Products Ltd.
7. Imperial Oil Limited (Esso Petroleum Canada)

Industrial Area Location ●



- ▩ Heavy Industry
- ░ Light/Medium Manufacturing
- ▒ Shipping & Storage
- ▦ Industrial Sales & Services
- ▓ Transportation
- ▨ Recreation/ Open Space
- ■ Commercial — Office
- ▥ Commercial — Retail and Service
- ▤ Residential
- ✱ Institutional
- U Utilities
- V Vacant, Undeveloped
- B Vacant Building
- A Agriculture

EASTGATE BUSINESS PARK

Land Ar	228.2	ha	
Industrial	132.4	ha	58.0%
Commercial	14.9	ha	6.5%
Transportation/Utilities	-	ha	-
Residential	-	ha	-
Vacant/Undeveloped	80.9	ha	35.5%

Development

Type of Business/ Facility	No. of Businesses/ Facilities
Auto Rental	1
Manufacturer/Processor	11
Auctioneer	1
Retail Service/Merchant or Wholesaler	28
Professional Office or Support Services	7
Storage Warehouse	8
Industrial Service	15
Recreation Facility	1
Sand & Gravel Delivery	1
Oil Company	2
Contractor	5
Oilfield Service	2
Restaurant	1
Laboratory	1
Welder	1

Note: Land Area and Development Statistics are estimates only.

Sources: 1983 City Assessment Data
District Planning Program

Services Available

Major Roads - 50 Street
- Dangerous Goods and Truck Route
- 1983 Traffic Volumes - north of the Sherwood Park Freeway - 26,500 vpd.

- 34 Street
- Regular Truck Route, Arterial Roadway
- 1983 Traffic Volumes - north of the Sherwood Park Freeway - 7,200 vpd.

- 92 Avenue
- Dangerous Goods and Truck Route
- 1983 Traffic Volumes - Not Available

- 101 Avenue
- Dangerous Goods and Truck Route
- 1983 Traffic Volumes - east of 50 Street - 20,700 vpd.

Transit Service - Bus Route - Baseline Road to 50 Street (BS)**
Bus Route 12, 50, 51, 55: via 50 Street to Capilano Transit Point (BS)**
bus Route 151: via 49 Street, 93 Avenue, 48 Street and 92 Avenue (PHS)*

Rail Service - Northeast/Southwest - CPR Willingdon Subdivision

Utility and Protective Services

Sanitary Sewerage - City Servicing
Storm Drainage - City Servicing
Water Supply - City Servicing
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities
Fire Protection - Fire Station #11, 6625 - 101 Avenue
- Fire Station #9, 8309 - 90 Avenue
Police Protection - Strathcona Station, "C" Division, - 9710 - 51 Avenue

Plans in Effect

None to date

*(PHS) - Peak Hour Service
**(BS) - Basic Service

MAY 1984

THE CITY OF Edmonton PLANNING

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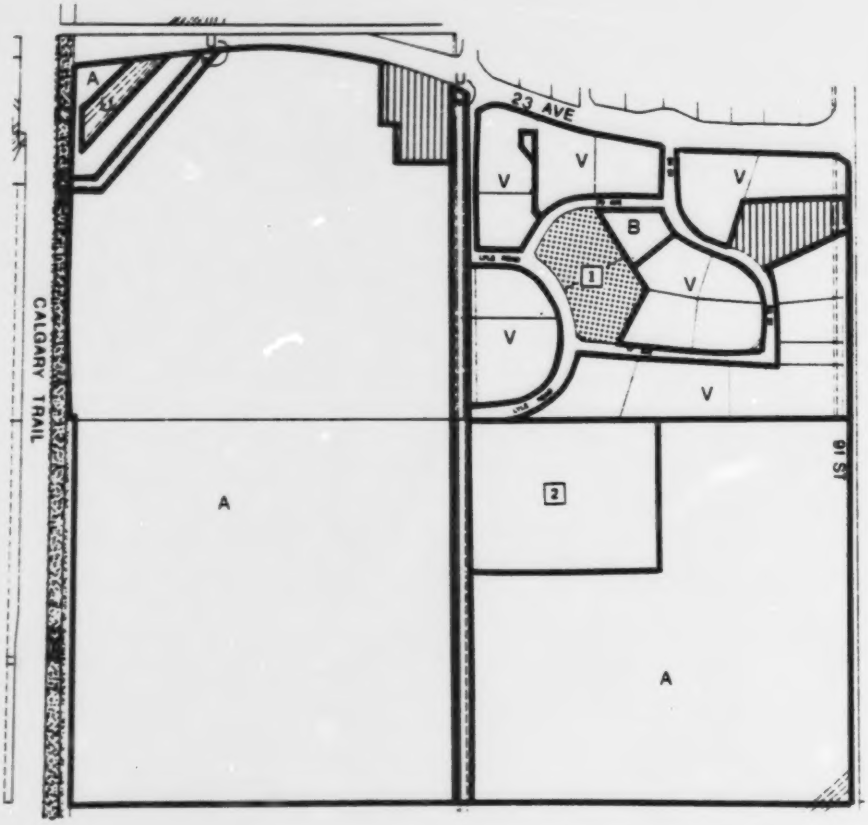
INDUSTRIAL AREA FACT SHEET
District Planning Program

EDMONTON RESEARCH & DEVELOPMENT PARK
Southeast District



23 AVE
CALGARY TRAIL
91 ST
U
U
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V
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V
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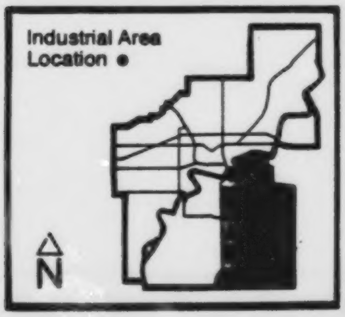
A
A

1. Bell Northern Research Centre
2. Alberta Research Council (Project Under Construction)



Industrial Area Location ●
N

▩	Heavy Industry	▨	Recreation/ Open Space	U	Utilities
▒	Light/Medium Manufacturing	■	Commercial — Office	V	Vacant, Undeveloped
▒	Shipping & Storage	▥	Commercial — Retail and Service	B	Vacant Building
▩	Industrial Sales & Services	▥	Residential	A	Agriculture
▨	Transportation	✱	Institutional		

EDMONTON RESEARCH AND DEVELOPMENT PARK

Land Area 235.1 ha

Industrial	67.4	ha	28.7%
Commercial	-		-
Transportation/Utilities	-		-
Residential	-		-
Vacant/Undeveloped	39.2	ha	16.7%
Agricultural	128.5	ha	54.6%

Note: Land Area and Development Statistics are estimates only.

Development

Type of Business/ Facility	No. of Businesses/ Facilities
Research Facility	1
Alberta Research Council Project (under construction)	1

Sources: 1983 City Assessment Data
District Planning Program

Services Available

Major Roads - 23 Avenue - Regular Truck Route, Arterial Roadway
- 1983 Traffic Volumes - east of Highway 2 - 9,600 vpd.

- 91 Street - Regular Truck Route, Arterial Roadway
- 1983 Traffic Volumes - Not Available

Transit Service - No Transit Services Available

Rail Service - North/South CPR Leduc Subdivision

Utility and Protective Services

Sanitary Sewerage - City Servicing in subdivided portion only
Storm Drainage - City Servicing in subdivided portion only
Water Supply - City Servicing in subdivided portion only
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities
Fire Protection - Fire Station #20, 2303 - 105 Street
- Fire Station #15, 5120 [illegible] Street
Police Protection - Strathcona Station, "C [illegible]ivision, 9710 - 51 Avenue

Plans in Effect

South Industrial Area Outline Plan (1974)

Edmonton Research and Development Park Area Structure Plan (1982)

MAY 1984

THE CITY OF Edmonton PLANNING

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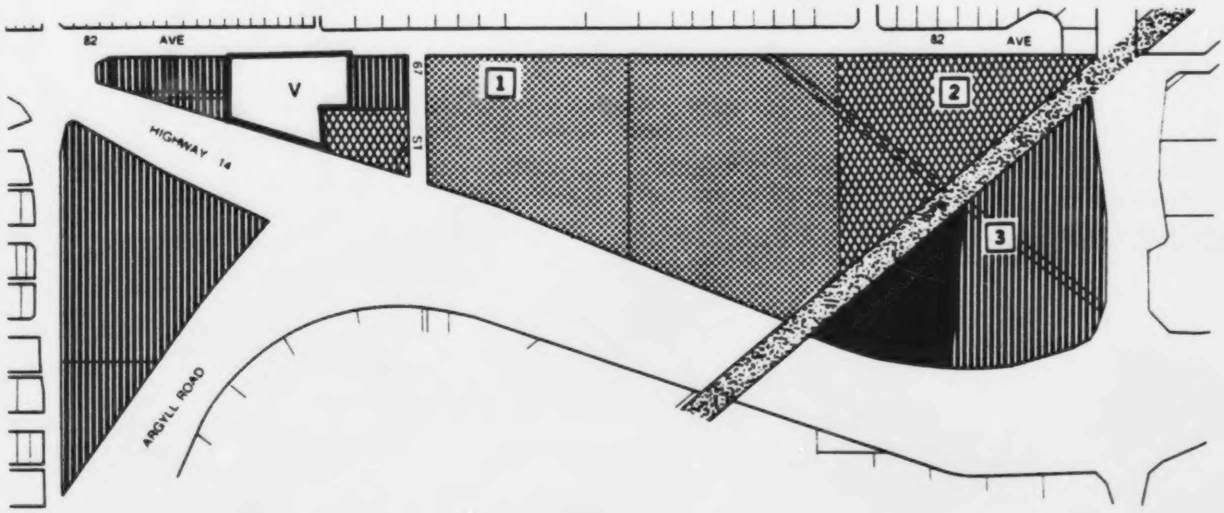
INDUSTRIAL AREA FACT SHEET
District Planning Program

GAINER INDUSTRIAL
Southeast District


82 AVE
82 AVE
67 ST
HIGHWAY 14
ARGYLL ROAD
V
1
2
3

1. Revelstoke Concrete (South Store)
2. Wrights Canadian Ropes Ltd.
3. Parkway Village (Retail Warehousing and Shopping Centre)

Industrial Area Location ●
N

▩	Heavy Industry	▨	Recreation/ Open Space	U	Utilities
░	Light/Medium Manufacturing	■	Commercial — Office	V	Vacant, Undeveloped
▒	Shipping & Storage	▥	Commercial — Retail and Service	B	Vacant Building
▦	Industrial Sales & Services	▥	Residential	A	Agriculture
▨	Transportation	*	Institutional		

GAINER INDUSTRIAL

Land Area	42.6	ha	
Industrial	15.1	ha	35.4%
Commercial	11.4	ha	26.7%
Transportation/Utilities	1.6	ha	3.8%
Residential	--		--
Vacant/Undeveloped	1.2	ha	2.8%
Other (includes roadways)	13.3	ha	31.2%

Note: Land Area and Development Statistics are estimates only.

Development

Type of Business/ Facility	No. of Businesses/ Facilities
Contractor	4
Restaurant	5
Auto Repairs	1
Service Station	1
Recreation Facility	1
Manufacturer/Processor	2
School	1
Oil Company	2
Retail Service/Merchant or Wholesaler	16
Professional Office or Support Service	9
Storage Warehouse	1
Industrial Service	2

Sources: 1983 City Assessment Data
District Planning Program

Services Available

Major Roads - 82 Avenue - Regular Truck Route, Arterial Roadways
- 1983 Traffic Volumes - at 75 Street - 32,200 vpd.

- Highway 14/ Argyll Road - Dangerous Goods and Truck Route
- 1983 Traffic Volumes - east of 75 Street - 26,500 vpd.

- 50 Street - Dangerous Goods and Truck Route
- 1983 Traffic Volumes - above 76 Avenue - 26,300 vpd.

Transit Service - Bus Route 58 - via 71 Street (BS)**
Bus Route 45 - via 50 Street (PHS)*

Rail Service - Northeast/Southwest CPR Willingdon Subdivision

Utility and Protective Services

Sanitary Sewerage - City Servicing
Storm Drainage - City Servicing
Water Supply - City Servicing
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities
Fire Protection - Fire Station #11, 6625 - 101 Avenue
- Fire Station #9, 8309 - 90 Avenue
Police Protection - Strathcona Station, "C" Division, 9710 - 51 Avenue

Plans in Effect

Southeast Industrial Area Outline Plan (1975)

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*(PHS) - Peak Hour Service
**(BS) - Basic Service

MAY 1984

THE CITY OF Edmonton PLANNING

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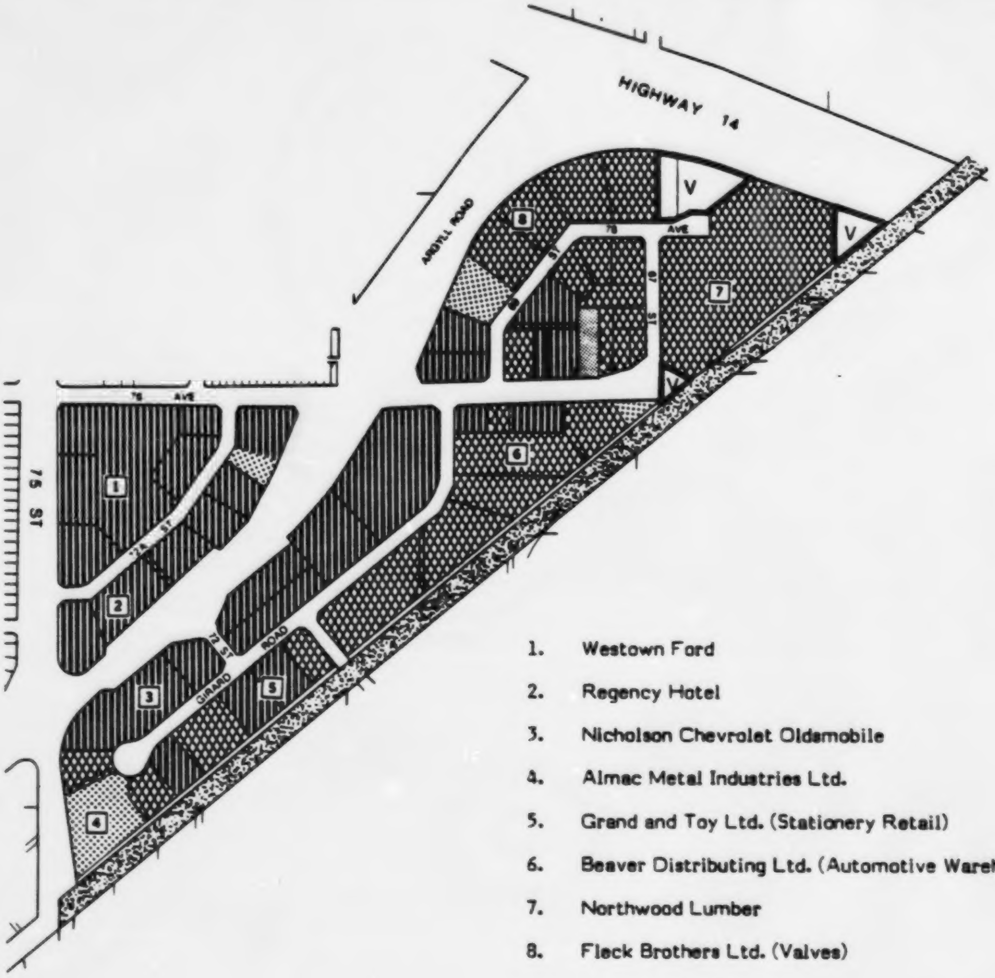
INDUSTRIAL AREA FACT SHEET
District Planning Program

GIRARD INDUSTRIAL
Southeast District


HIGHWAY 14
ARGYLL ROAD
AVE
ST
75 ST
72A ST
72 ST
GIRARD ROAD
V
V
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6
7
8

1. Westown Ford
2. Regency Hotel
3. Nicholson Chevrolet Oldsmobile
4. Almac Metal Industries Ltd.
5. Grand and Toy Ltd. (Stationery Retail)
6. Beaver Distributing Ltd. (Automotive Warehouse Distributor)
7. Northwood Lumber
8. Fleck Brothers Ltd. (Valves)

Industrial Area Location ●

▨ Heavy Industry

▨ Light/Medium Manufacturing

▨ Shipping & Storage

▨ Industrial Sales & Services

▨ Transportation

▨ Recreation/ Open Space

■ Commercial — Office

▥ Commercial — Retail and Service

▥ Residential

* Institutional

U Utilities

V Vacant, Undeveloped

B Vacant Building

A Agriculture

GIRARD INDUSTRIAL

Land Area

Land Area	43.7 ha
Industrial	27.2 ha
Commercial	14.2 ha
Transportation/utilities	-
Residential	-
Vacant/Undeveloped	2.3 ha

Development

Type of Business/ Facility	No. of Businesses/ Facilities
Auto Repairs/Dealer/Rental	15
Manufacturer/Processor	4
Retail Service/Merchant or Wholesaler	44
Hotel	1
Professional Office or Support Service	11
Storage Warehouse	3
Industrial Service	6
Recording Studio	1

Type of Business/ Facility	No. of Businesses/ Facilities
Recreation Facility	1
School	1
Service Station	2
Oil Company	2
Taxidermist	1
Contractor	20
Oilfield Service	3
Restaurant	6
Truck Transport	2
Welder	1

Note: Land Area and Development Statistics are estimates only.

Sources: 1983 City Assessment Data
District Planning Program

Services Available

Major Roads - Argyll Road - Dangerous Goods and Truck Route
- 1983 Traffic Volumes - east of 75 Street - 26,500 vpd.

- 76 Avenue - Regular Truck Route, Arterial Roadway
- 1983 Traffic Volumes - Not Available

Transit Service - Bus Routes 93, 159, 161: via 75 Street (PHS)*

Rail Service - Northeast/Southwest CPR Willingdon Subdivision

Utility and Protective Services

Sanitary Sewerage - City Servicing
Storm Drainage - City Servicing
Water Supply - City Servicing
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities
Fire Protection - Fire Station #11, 6625 - 101 Avenue
- Fire Station #9, 8309 - 90 Avenue
Police Protection - Strathcona Station, "C" Division, 9710 - 51 Avenue

Plans in Effect

Southeast Industrial Area Outline Plan (1975)

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*(PHS) - Peak Hour Service

MAY 1984

THE CITY OF Edmonton PLANNING

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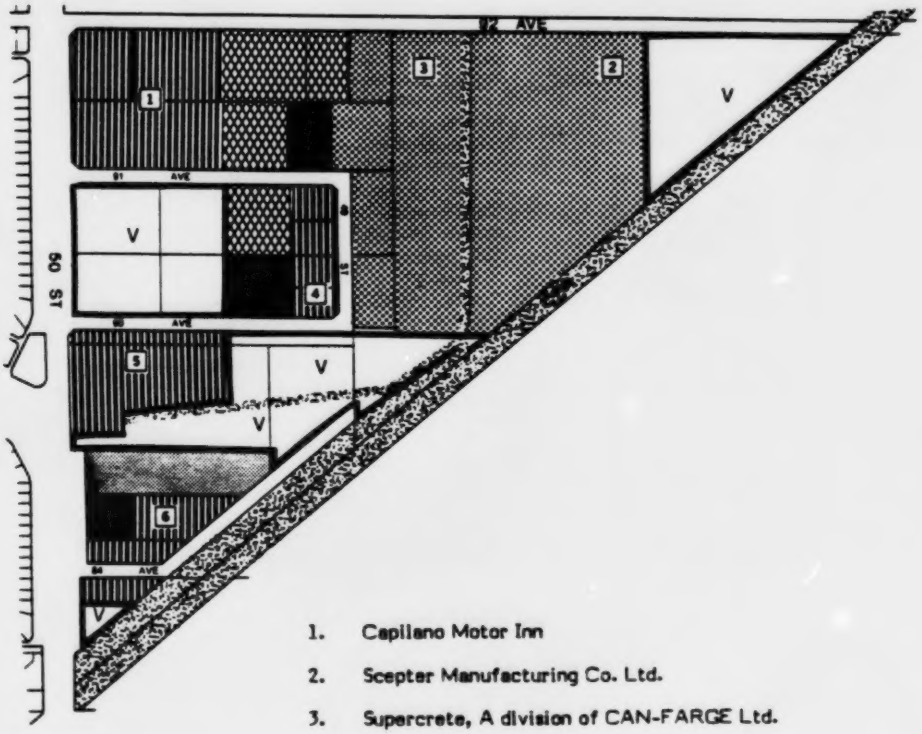
INDUSTRIAL AREA FACT SHEET
District Planning Program

LAMBTON
Southeast District


92 AVE
91 AVE
90 AVE
84 AVE
50 ST
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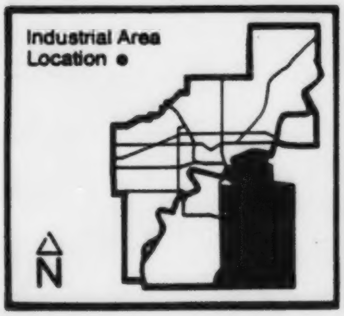
V

1. Capilano Motor Inn
2. Scepter Manufacturing Co. Ltd.
3. Supercrete, A division of CAN-FARGE Ltd.
4. Capilano Bottle Depot
5. Alberta Brewers' Agents Ltd. (Bottle Depot and Cold Beer Store)
6. House of Tools (Edmonton) Ltd.


Industrial Area Location ●
N

▩ Heavy Industry
▨ Light/Medium Manufacturing
▧ Shipping & Storage
▩ Industrial Sales & Services
▒ Transportation
▒ Recreation/Open Space
■ Commercial — Office
▥ Commercial — Retail and Service
▥ Residential
✱ Institutional
U Utilities
V Vacant, Undeveloped
B Vacant Building
A Agriculture

LAMBTON INDUSTRIAL

Land Area 49.6 ha

Industrial	29.0	ha	58.5%
Commercial	4.6	ha	9.3%
Transportation/Utilities	-		-
Residential	-		-
Vacant/Undeveloped	16.0	ha	32.2%

Development

Type of Business/ Facility	No. of Businesses/ Facilities
Auto Repairs	5
Hotel	1
Manufacturer/Processor	10
Moving/Delivery Service	2
Retail Service/Merchant or Wholesaler	12
Professional Office or Support Service	9
Storage Warehouse	2
Industrial Service	6
Oil Company	1
Bottle Exchange	2
Contractor	8
Restaurant	1
Truck Transport	2
Laboratory	1

Note: Land Area and Development Statistics are estimates only.

Sources: 1983 City Assessment Data
District Planning Program

Services Available

Major Roads - 50 Street - Dangerous Goods and Truck Route
- 1983 Traffic Volumes - north of Sherwood Park Freeway - 26,500 vpd.

- 92 Avenue - Dangerous Goods and Truck Route
- 1983 Traffic Volumes - Not Available

- 34 Street - Regular Truck Route, Arterial Roadway
- 1983 Traffic Volumes - north of Sherwood Park Freeway - 7,200 vpd.

Transit Service - Bus Route 45: via 50 Street, north to 90 Avenue only (PHS)*
Bus Route 151: on 92 Avenue between 48 & 49 Streets (PHS)*

Rail Service - Northwest/Southwest CPR Willingdon Subdivision and spur

Utility and Protective Services

Sanitary Sewerage - City Servicing
Storm Drainage - City Servicing
Water Supply - City Servicing
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities
Fire Protection - Fire Station #11, 6625 - 101 Avenue
- Fire Station #9, 8309 - 90 Avenue
Police Protection - Strathcona Station, "C" Division, 9710 - 51 Avenue

Plans in Effect

Southeast Industrial Area Outline Plan (1975)

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*(PHS) - Peak Hour Service

MAY 1984

THE CITY OF Edmonton PLANNING

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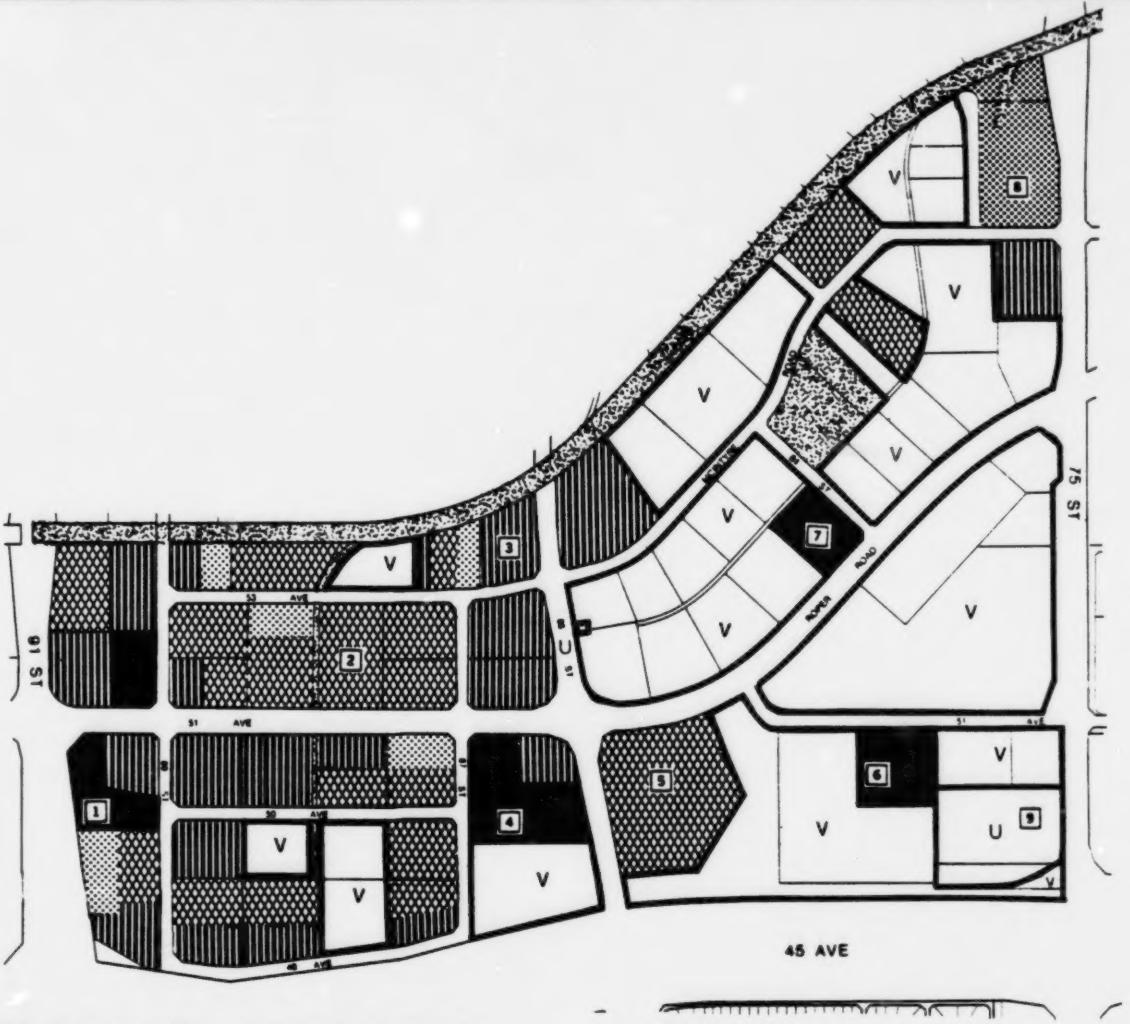
INDUSTRIAL AREA FACT SHEET
District Planning Program

McINTYRE INDUSTRIAL
Southeast District



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53 AVE
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91 ST
51 AVE
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50 AVE
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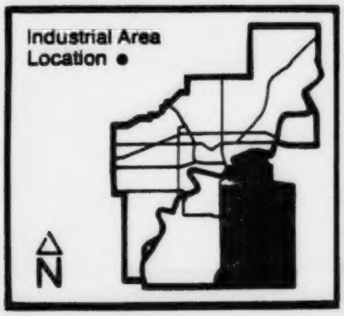
6
V
V
U
9
V
V
75 ST
ROPER ROAD
45 AVE
48 AVE

1. MITEL Corporation (Telecommunications Equipment)
2. Carpet Clearout Centre/Northern Floor Coverings Ltd.
3. Union Electric Supply Co. Ltd.
4. Delcan Deleuw Cather Western Ltd.
5. University of Alberta Hospitals (Industrial Services Centre)
6. Northern Canada Power Commission
7. CHED Radio Station
8. ABC Packaging Ltd.
9. Edmonton Water and Sanitation Department Water Pumping, Storage and Distribution Facility



Industrial Area Location ●
N

▩ Heavy Industry

▨ Light/Medium Manufacturing

▒ Shipping & Storage

▩ Industrial Sales & Services

▒ Transportation

▒ Recreation/ Open Space

■ Commercial — Office

▥ Commercial — Retail and Service

▥ Residential

* Institutional

U Utilities

V Vacant, Undeveloped

B Vacant Building

A Agriculture

MCINTYRE INDUSTRIAL

Land Area	111.3 ha	
Industrial	42.6 ha	38.3%
Commercial	15.7 ha	14.1%
Transportation/Utilities	5.6 ha	5.0%
Residential	-	-
Vacant/Undeveloped	47.4 ha	42.6%

Development

Type of Business/ Facility	No. of Businesses/ Facilities
Auto Repairs	6
Delivery Service	1
Manufacturer/Processor	14
Retail Service/Merchant or Wholesaler	89
Storage Warehouse	1
Professional Office or Support Service	31
Industrial Service	24
Publisher	1
Radio & TV Broadcasting Station	1
School	1

Type of Business/ Facility	No. of Businesses/ Facilities
Service Station	1
Oil Company	1
Bottle Exchange	1
Bus Transportation Company	2
Contractor	17
Oilfield Service	10
Restaurant	1
Track Transport	1
Laboratory	1
Veterinary Service	1
Gas Regulating & Metering Station	1
Water Pump, Storage and Distribution Centre	1

Note: Land Area and Development Statistics are estimates only.

Sources: 1983 City Assessment Data
District Planning Program

Services Available

Major Roads - 51 Avenue - Regular Truck Route, Arterial Roadway
- 1983 Traffic Volumes - east to 75 Street - 21,200 vpd.

- Whitemud Freeway - Dangerous Goods and Truck Route
- 1983 Traffic Volumes - east to 75 Street - 20,700 vpd.

- 75 Street - Dangerous Goods and Truck Route
- 1983 Traffic Volumes - north of 38 Avenue - 23,600 vpd.

- 91 Street - Regular Truck Route, Arterial Roadway
- 1983 Traffic Volumes - South of Roper Road - 16,000 vpd.

Transit Service - Bus Route 169: via 91 Street - north to and east on 51 Avenue (PHS)*
Bus Route 69: via 51 Avenue and then south onto 86 Street (BS)**
Bus Routes 65, 81: via 86 Street (BS)**
Bus Routes 47: via 86 Street (southbound) and west on 51 Avenue (PHS)*

Rail Service - East/West CNR Strathcona Line and spurs.

Utility and Protective Services

Sanitary Sewerage - City Servicing
Storm Drainage - City Servicing
Water Supply - City Servicing
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities
Fire Protection - Fire Station #15, 5120 - 97 Street
- Fire Station #16, 2904 - 66 Street
Police Protection - Strathcona Station, "C" Division, 9710 - 51 Avenue

Plans in Effect

Southeast Industrial Area Outline Plan (1975)

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*(PHS) - Peak Hour Service
**(BS) - Basic Service

MAY 1984

The City of Edmonton PLANNING

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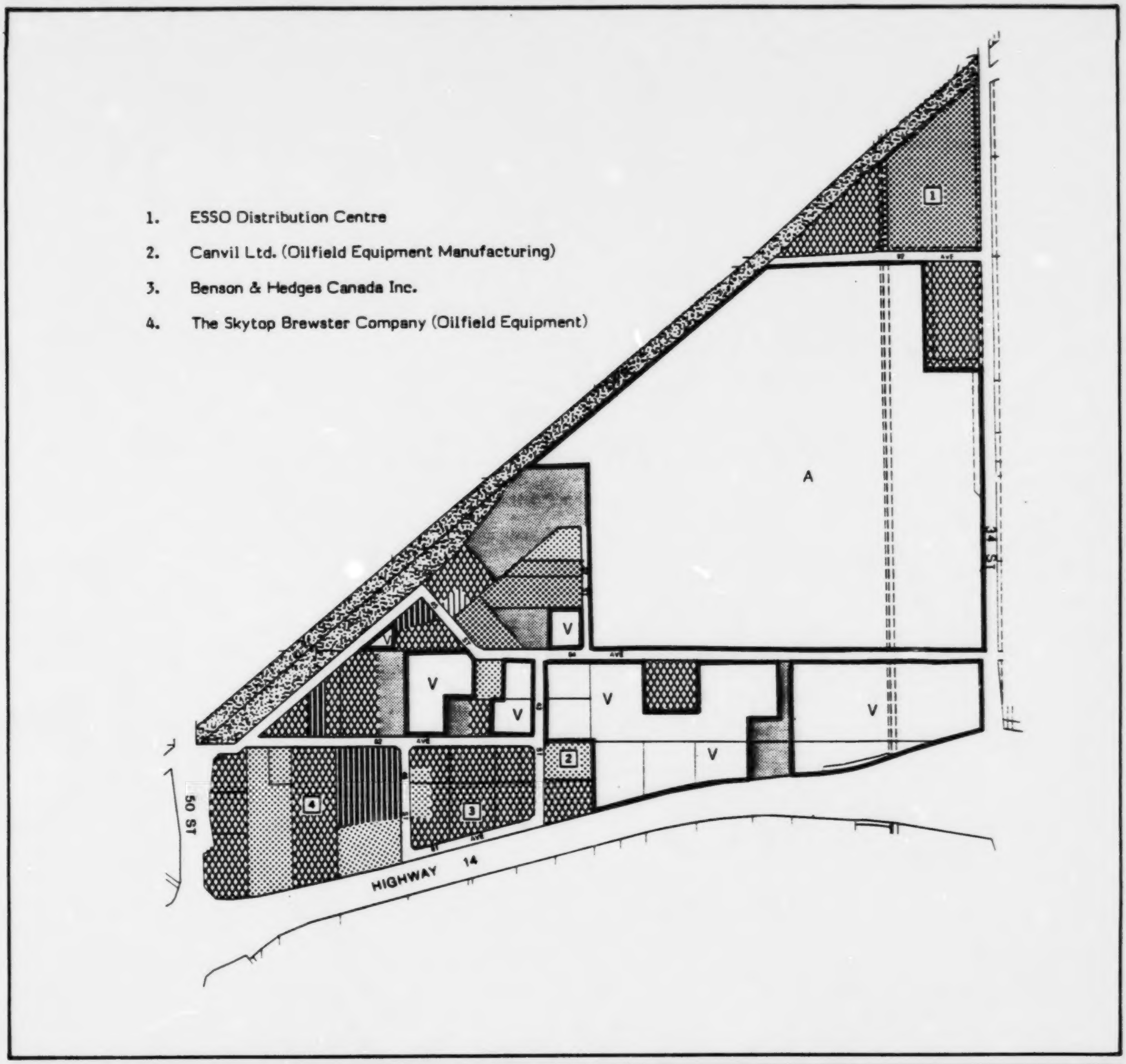
MORRIS INDUSTRIAL
Southeast District


A
V
V
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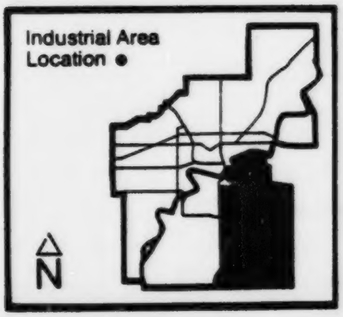
V
1
2
3
4
92 AVE
94 AVE
34 ST
50 ST
HIGHWAY 14

1. ESSO Distribution Centre
2. Canvil Ltd. (Oilfield Equipment Manufacturing)
3. Benson & Hedges Canada Inc.
4. The Skytop Brewster Company (Oilfield Equipment)


Industrial Area Location ●
N

▩ Heavy Industry
░ Light/Medium Manufacturing
▒ Shipping & Storage
▨ Industrial Sales & Services
░ Transportation
░ Recreation/Open Space
■ Commercial — Office
▥ Commercial — Retail and Service
▥ Residential
* Institutional
U Utilities
V Vacant, Undeveloped
B Vacant Building
A Agriculture

MORRIS INDUSTRIAL

Land Area 103.3 ha

Industrial	13.8	ha	13.4%
Commercial	0.8	ha	0.8%
Transportation/Utilities	5.5	ha	5.3%
Residential	-		-
Vacant/Undeveloped	6.7	ha	6.5%
Agricultural	76.5	ha	74.0%

Development

Type of Business/ Facility	No. of Businesses/ Facilities
Auto Repairs/Rentals	5
Manufacturer/Processor	4
Moving/Delivery Service	5
Retail Service/Merchant or Wholesaler	14
Storage Warehouse	1
Industrial Service	3
School	1
Contractor	5
Oilfield Service	2
Truck Transport	6

Note: Land Area and Development Statistics are estimates only.

Sources: 1983 City Assessment Data
District Planning Program

Services Available

Major Roads	-	Sherwood Park Freeway	- Dangerous Goods and Truck Route - 1983 Traffic Volumes - east of 50 Street - 41,000 vpd.
	-	92 Avenue	- Dangerous Goods and Truck Route - 1983 Traffic Volumes - Not Available
	-	34 Street	- Regular Truck Route, Arterial Roadway - 1983 Traffic Volumes - north of Sherwood Park Freeway - 7,200 vpd.

Transit Service - Bus Route 45 - via 50 Street (PHS)*
Bus Route - Sherwood Park Freeway to 50 Street (BS)**

Rail Service - Northeast/Southwest CPR Willingdon Subdivision and freight yards

Utility and Protective Services

Sanitary Sewerage	-	City Servicing (west of 42 Street generally)
Storm Drainage	-	City Servicing (west of 42 Street generally)
Water Supply	-	City Servicing (west of 42 Street generally)
Electricity	-	Edmonton Power
Natural Gas	-	Northwestern Utilities
Fire Protection	-	Fire Station #11, 6625 - 101 Avenue
	-	Fire Station #9, 8309 - 90 Avenue
Police Protection	-	Strathcona Station, "C" Division, 9710 - 51 Avenue

Plans in Effect

Southeast Industrial Area Outline Plan (1975)

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*(PHS) - Peak Hour Service
**(BS) - Basic Service

MAY 1984

The City of Edmonton PLANNING

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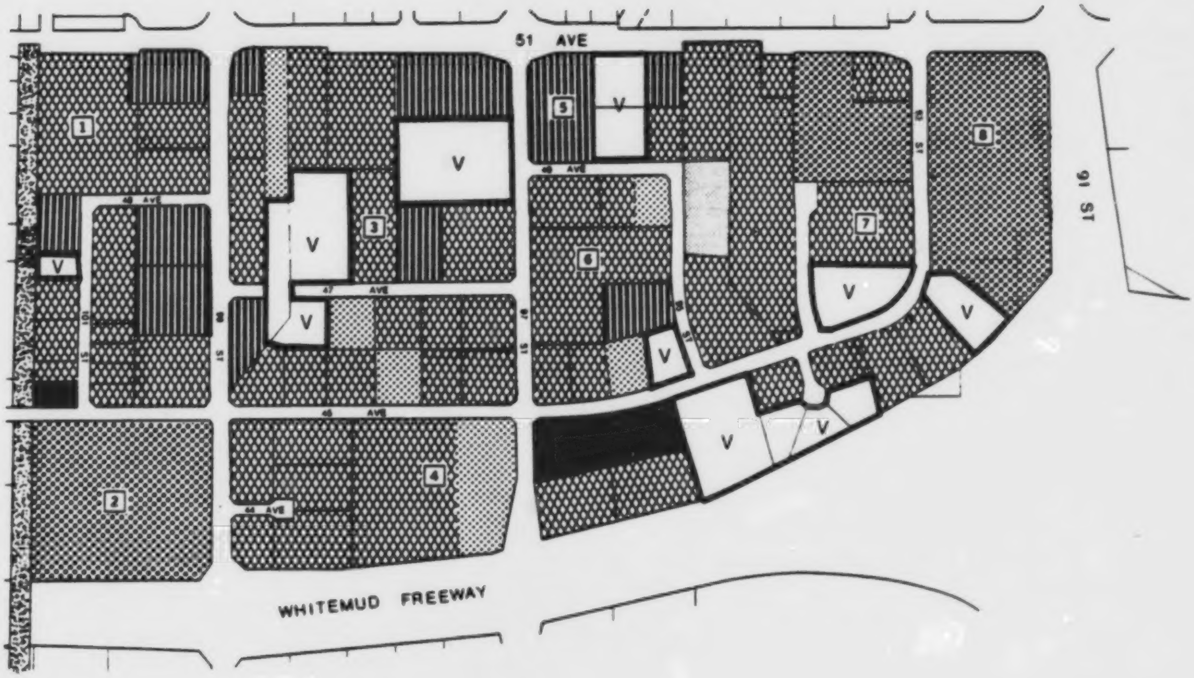
INDUSTRIAL AREA FACT SHEET
District Planning Program

PAPASCHASE INDUSTRIAL
Southeast District



51 AVE
49 AVE
47 AVE
45 AVE
44 AVE
101 ST
99 ST
97 ST
95 ST
93 ST
92 ST
91 ST
WHITEMUD FREEWAY
V
1
2
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6
7
8

1. Waterous GM Diesel Ltd.
2. Labatt's Alberta Brewery
3. Telematic Controls 1979 Ltd.
4. Internmountain Power Systems Ltd./Industrial-mine Supply Co. of Canada Ltd.
5. Revelstoke Co. Ltd. (Millwoods Store)
6. Curtis Hoover Ltd. (Oilfield Equipment Parts Manufacturing)
7. Hardy Associates (1978) Ltd. (Engineering Serivces)
8. Smith International Canada Ltd. (Oilfield Equipment Manufacturing)

Industrial Area Location ●

▩	Heavy Industry	▨	Recreation/ Open Space	U	Utilities
▒	Light/Medium Manufacturing	■	Commercial — Office	V	Vacant, Undeveloped
▒	Shipping & Storage	▥	Commercial — Retail and Service	B	Vacant Building
▩	Industrial Sales & Services	▥	Residential	A	Agriculture
▨	Transportation	*	Institutional		

PAPASCHASE INDUSTRIAL

Land Area	93.5 ha	
Industrial	73.3 ha	78.4%
Commercial	4.6 ha	4.9%
Transportation/Utilities	-	-
Residential	-	-
Vacant/Undeveloped	15.6 ha	16.7%

Development

Type of Business/ Facility	No. of Businesses/ Facilities	Type of Business/ Facility	No. of Businesses/ Facilities
Auto Repairs/Rentals	8	Motel	1
Greenhouse	1	Publisher	1
Manufacturer/Processor	25	Radio & TV Broadcasting Station	2
Moving/Delivery Service	2	School	2
Storage Warehouse	3	Service Station	2
Retail Service/Merchant or Wholesaler	97	Brewers	1
Professional Office or Support Service	22	Contractor	44
Industrial Service	36	Oilfield Service	12
Welder	2	Restaurant	7
		Truck Transport	1

Note: Land Area and Development Statistics are estimates only.

Sources: 1983 City Assessment Data
District Planning Program

Services Available

Major Roads - 51 Avenue - Regular Truck Route, Arterial Roadway
- 1983 Traffic Volumes - east of 99 Street - 21,200 vpd.

- Whitemud Freeway - Dangerous Goods & Truck Route
- 1983 Traffic Volumes - east of 99 Street - 27,400

- 99 Street - Regular Truck Route, Arterial Roadway
- 1983 Traffic Volumes - north of Whitemud Freeway - 20,300 vpd.

- 91 Street - Regular Truck Route, Arterial Roadway
- 1983 Traffic Volumes - Not Available

Transit Service - Bus Route 169: via Whitemud Freeway and 91 Street (PHS)*
- Bus Route 69: via 51 Avenue (BS)**
- Bus Route 92: via 99 Street (PHS)*

Rail Service - North/South CPR Leduc Subdivision

Utility and Protective Services

Sanitary Sewerage - City Servicing
Storm Drainage - City Servicing
Water Supply - City Servicing
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities
Fire Protection - Fire Station #15, 5120 - 97 Street
- Fire Station #16, 2904 - 66 Street
Police Protection - Strathcona Station, "C" Division, 9710 - 51 Avenue

Plans in Effect

Southeast Industrial Area Outline Plan (1975)

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*(PHS) - Peak Hour Service
**(BS) - Basic Service

MAY 1984

THE CITY OF Edmonton PLANNING

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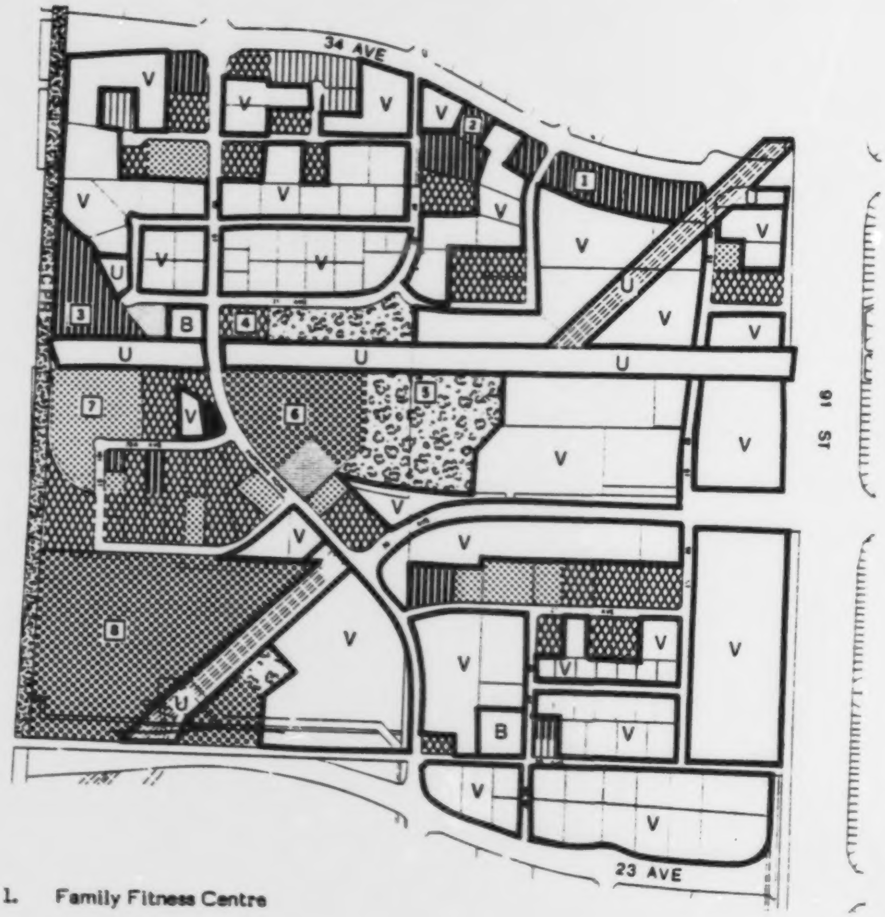
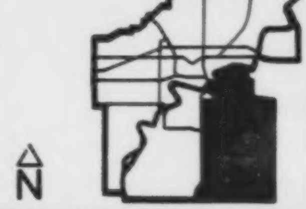
PARSONS INDUSTRIAL
Southeast District



1. Family Fitness Centre
2. Millwoods Honda
3. Yellow Cab Ltd.
4. Digital Equipment of Canada Ltd.
5. South Industrial Park (Recreation Fields)
6. Palm Dairies Ltd. (Main Plant)
7. Domtar Packaging
8. Edmonton Ethane Plant

Industrial Area Location ●



▩	Heavy Industry	▒	Recreation/ Open Space	U	Utilities
▒	Light/Medium Manufacturing	■	Commercial — Office	V	Vacant, Undeveloped
░	Shipping & Storage	▥	Commercial — Retail and Service	B	Vacant Building
▩	Industrial Sales & Services	▥	Residential	A	Agriculture
▒	Transportation	*	Institutional		

PARSONS INDUSTRIAL

Land Area	196.9 ha	
Industrial	67.5 ha	34.3%
Commercial	9.8 ha	5.0%
Transportation/Utilities	0.4 ha	0.2%
Residential	2.6 ha	1.3%
Vacant/Undeveloped	116.6 ha	59.2%

Development

Type of Business/ Facility	No. of Businesses/ Facilities	Type of Business/ Facility	No. of Businesses/ Facilities
Manufacturer/Processor	17	Radio & TV Broadcasting Station	1
Auto Repairs/Dealer/Rental	8	Service Station	1
Retail Service/Merchant or Wholesaler	58	Contractor	37
Professional Office or Support Service	11	Truck Transport	4
Storage Warehouse	5	Welder	2
Industrial Service	16	Oilfield Services	12
Moving/Delivery Service	2	Gas Regulating & Metering Station	2
Taxi Company	1	Laboratory	1
Restaurant	4		

Note: Land Area and Development Statistics are estimates only.

Sources: 1983 City Assessment Data
District Planning Program

Services Available

Major Roads - 91 Street - Regular Truck Route, Arterial Roadway
- 1983 Traffic Volumes - above 23 Avenue - 12,700 vpd.

- 23 Avenue - Regular Truck Route, Arterial Roadway
- 1983 Traffic Volumes - east of Highway 2 - 9,600 vpd.

- 34 Avenue - Arterial Roadway
- 1983 Traffic Volumes - east of Highway 2 - 21,900 vpd.

Transit Service - Bus Route 92: via Parsons Road/99 Street and 28 Avenue (PHS)*

Rail Service - North/South CPR Leduc Subdivision

Utility and Protective Services

Sanitary Sewerage - City Servicing except east of 92 Street between the utility corridor and 25 Avenue
Storm Drainage - City Servicing except east of 92 Street between the utility corridor and 25 Avenue
Water Supply - City Servicing except east of 92 Street between the utility corridor and 25 Avenue
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities
Fire Protection - Fire Station #15, 5120 - 97 Street
- Fire Station #20, 2303 - 105 Street
Police Protection - Strathcona Station, "C" Division, 9710 - 51 Avenue

Plans in Effect

South Industrial Area Outline Plan (1974)

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*(PHS) - Peak Hour Service

MAY 1984

THE CITY OF Edmonton PLANNING

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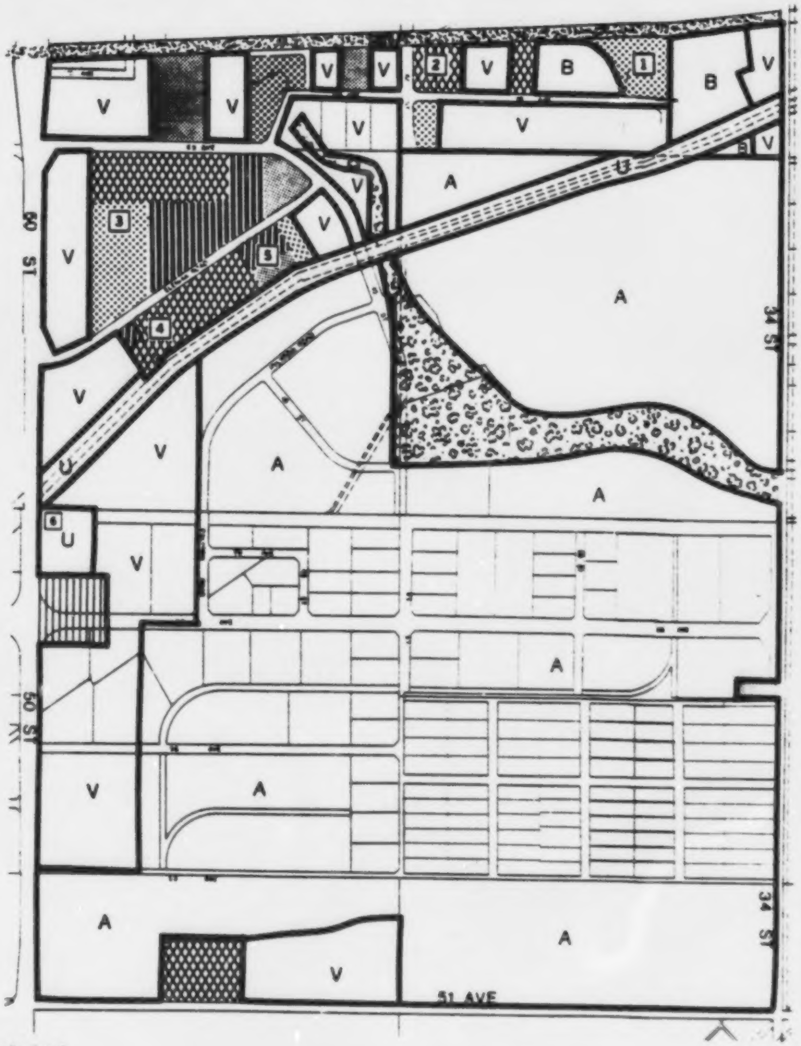
INDUSTRIAL AREA FACT SHEET
District Planning Program

PYLYPOW INDUSTRIAL
Southeast District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51 AVE

1. GEM Steel Enterprises
2. Southwest Energy Control Systems of Canada Ltd.
3. Rudd & Hodgson Industries Ltd. (Oilfield Equipment Manufacturing)
4. Standard Electric Ltd.
5. Champion Northwestern Chemicals Ltd.
6. Edmonton Power Substation

Industrial Area Location ●
N

- ▩ Heavy Industry
- ▒ Light/Medium Manufacturing
- ▒ Shipping & Storage
- ▩ Industrial Sales & Services
- ░ Transportation
- ░ Recreation/ Open Space
- ■ Commercial — Office
- ▥ Commercial — Retail and Service
- ▥ Residential
- * Institutional
- U Utilities
- V Vacant, Undeveloped
- B Vacant Building
- A Agriculture

PYLYPOW INDUSTRIAL

Land Area 420.1 ha

Industrial	97.2	ha	23.1%
Commercial	20.4	ha	4.9%
Transportation/Utilities	-		-
Residential	-		-
Vacant/Undeveloped	27.0	ha	6.4%
Agricultural	275.5	ha	65.6%

Development

Type of Business/ Facility	No. of Businesses/ Facilities
Auto Repairs	2
Manufacturer/Processor	6
Retail Service/Merchant or Wholesaler	10
Professional Office or Support Service	1
Industrial Service	4
Contractor	7
Oilfield Service	3
Truck Transport	6
Welder	4
Electricity Regulating Sub-Station	1

Note: Land Area and Development Statistics are estimates only.

Sources: 1983 City Assessment Data
District Planning Program

Services Available

Major Roads - 51 Avenue
- Regular Truck Route, Arterial Roadways
- 1983 Traffic Volumes - between 50 Street and 34 Street - 1,000 vpd.

- 50 Street
- Dangerous Goods and Truck Route
- 1983 Traffic Volumes - north of 51 Avenue - 18,200 vpd.

- 34 Street
- Regular Truck Route, Arterial Roadway
- 1983 Traffic Volumes - at 51 Avenue - 2,700 vpd.

Transit Service - No Transit Services Available

Rail Service - East/West CNR Strathcona Line & spurs

Utility and Protective Services

Sanitary Sewerage - City Servicing North of Utility Corridor Only
Storm Drainage - City Servicing North of Utility Corridor Only
Water Supply - City Servicing North of Utility Corridor Only
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities
Fire Protection - Fire Station #15, 5120 - 97 Street
- Fire Station #16, 2904 - 66 Street
Police Protection - Strathcona Station, "C" Division, 9710 - 51 Avenue

Plans in Effect

Southeast Industrial Area Outline Plan (1975)

MAY 1984

THE CITY OF Edmonton PLANNING

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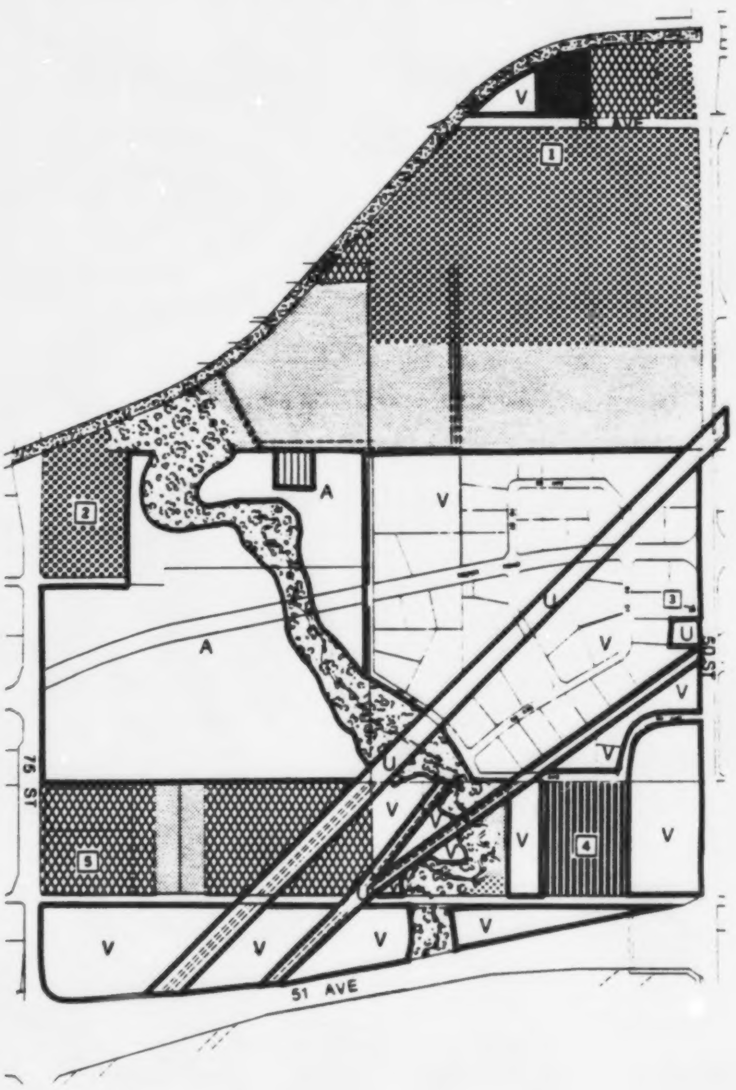
INDUSTRIAL AREA FACT SHEET
District Planning Program

ROPER INDUSTRIAL
Southeast District



1. Westcan Pipe Protection
2. Carry C.W. Ltd. (Steel Fabricator)
3. Fire Station #9
4. Millwoods Drive-In Theatre
5. O.P.I. Ltd. (Oilfield Equipment)

Industrial Area Location ●

▩	Heavy Industry	▒	Recreation/ Open Space	U	Utilities		
░	Light/Medium Manufacturing	■	Commercial — Office	V	Vacant, Undeveloped		
▒	Shipping & Storage	▥	Commercial — Retail and Service	B	Vacant Building		
▦	Industrial Sales & Services	▥	Residential	A	Agriculture		
▒	Transportation	*	Institutional				

ROPER INDUSTRIAL

Land Area 262.2 ha

Industrial	92.9	ha	35.4%
Commercial	5.6	ha	2.2%
Transportation/Utilities	2.3	ha	0.9%
Residential	-		-
Vacant/Undeveloped	79.0	ha	30.1%
Agricultural	82.4	ha	31.4%

Note: Land Area and Development Statistics are estimates only.

Development

Type of Business/ Facility	No. of Businesses/ Facilities
Manufacturer/Processor	1
Electro Plating Company	1
Truck Transport	2
Retail Service/Merchant or Wholesaler	2
Salvage Dealer	1
Theatre	1
Oilfield Services	3
Welder	1

Sources: 1983 City Assessment Data
District Planning Program

Services Available

Major Roads - Whitemud Freeway - Dangerous Goods and Truck Route
- 1983 Traffic Volumes - Not Available

- 51 Avenue - Regular Truck Route, Arterial Roadway
- 1983 Traffic Volumes - between 75 Street and 50 Street - 3,000 vpd.

- 50 Street - Dangerous Goods and Truck Route
- 1983 Traffic Volumes - north of 51 Avenue - 18,200 vpd/

- 75 Street - Dangerous Goods and Truck Route
- 1983 Traffic Volumes - north of 51 Avenue/Roper Road - 39,100 vpd.

Transit Service - Bus Routes 76, 159, 161: via 75 Street (PHS)*

Rail Service - East/West CNR Strathcona Line

Utility and Protective Services

Sanitary Sewerage - City Servicing except for existing vacant and agricultural land north of the highway.
Storm Drainage - City Servicing except for existing vacant and agricultural land north of the highway.
Water Supply - City Servicing except for existing vacant and agricultural land north of the highway.
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities
Fire Protection - Fire Station #15, 5120 - 97 Street
- Fire Station #16, 2904 - 66 Street
Police Protection - Strathcona Station, "C" Division, 9710 - 51 Avenue

Plans in Effect

Southeast Industrial Area Outline Plan (1975)

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*(PHS) - Peak Hour Service

MAY1984

THE CITY OF Edmonton PLANNING

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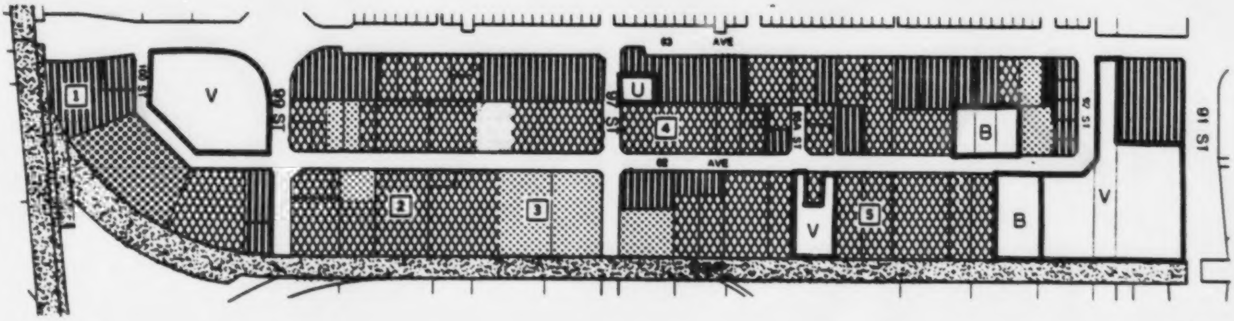

1. Fabric Land Distributors Ltd.
2. Central Hydraulic Manufacturing Co. Ltd.
3. Continental Petroleum Rubber Co. Ltd.
4. McEvoy Canada, Division of Smith International Canada Ltd.
5. MacDonald Oilfield Equipment Ltd.

Industrial Area Location ●

▩ Heavy Industry
▒ Light/Medium Manufacturing
░ Shipping & Storage
▩ Industrial Sales & Services
▒ Transportation
▒ Recreation/Open Space
■ Commercial — Office
▥ Commercial — Retail and Service
▥ Residential
* Institutional
U Utilities
V Vacant, Undeveloped
B Vacant Building
A Agriculture

ROSEDALE INDUSTRIAL

Land Area	39.6	ha	
Industrial	29.0	ha	73.1%
Commercial	4.9	ha	12.5%
Transportation/Utilities	0.1	ha	0.3%
Residential	-		-
Vacant/Undeveloped	5.6	ha	14.1%

Development

Type of Business/ Facility	No. of Businesses/ Facilities
Auto Repairs/Dealer	20
Manufacturer/Processor	6
Delivery Service	1
Retail Service/Merchant or Wholesaler	40
Industrial Service	7
Service Station	1
Contractor	11
Oilfield Service	10
Restaurant	3
Welder	1
Electricity Regulating Sub-Station	1

Note: Land Area and Development Statistics are estimates only.

Sources: 1983 City Assessment Data
District Planning Program

Services Available

Major Roads - 63 Avenue - Restricted Truck Route
- 1983 Traffic Volume - between 91 Street and 99 Street - 26,300 vpd.

Transit Service - Bus Route 93: via 63 Avenue and 97 Street (PHS)*

Rail Service - East/West CPR Willingdon Subdivision;
North/South CPR Leduc Subdivision.

Utility and Protective Services

Sanitary Sewerage - City Servicing
Storm Drainage - City Servicing
Water Supply - City Servicing
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities
Fire Protection - Fire Station #15, 5120 - 97 Street
Police Protection - Strathcona Station, "C" Division, 9710 - 51 Avenue

Plans in Effect

Southeast Industrial Area Outline Plan (1975)

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*(PHS) - Peak Hour Service

MAY 1984

THE CITY OF Edmonton PLANNING

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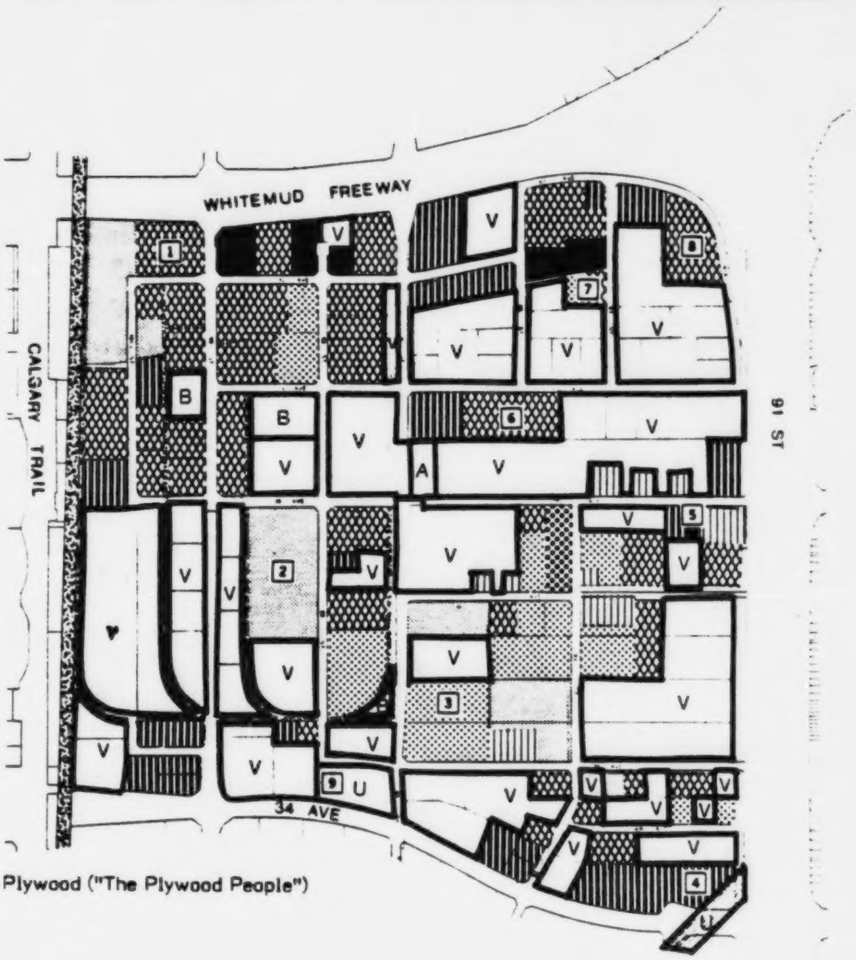
INDUSTRIAL AREA FACT SHEET
District Planning Program

STRATHCONA INDUSTRIAL
Southeast District



1. South Edmonton Bottle Depot/Windsor Plywood ("The Plywood People")
2. Woodward's Stores Ltd. (Warehouse)
3. Western Aluminium
4. Lakewood Chev-Olds Ltd.
5. General Electric Medical Systems
6. Reynolds Aluminium Co. of Canada
7. International Brotherhood of Electrical Workers/Butler Krebes Assoc. Ltd.
8. Edmonton Electric (No. 2) Ltd.
9. Edmonton Water and Sanitation Department Water Pumping Storage and Distribution Facility

Industrial Area Location ●
N

▩	Heavy Industry	▧	Recreation/ Open Space	U	Utilities
▒	Light/Medium Manufacturing	■	Commercial — Office	V	Vacant, Undeveloped
░	Shipping & Storage	▥	Commercial — Retail and Service	B	Vacant Building
▦	Industrial Sales & Services	▥	Residential	A	Agriculture
▧	Transportation	*	Institutional		

STRATHCONA INDUSTRIAL PARK

Land Area	198.1 ha	
Industrial	72.7 ha	36.7%
Commercial	17.7 ha	8.9%
Transportation/Utilities	2.7 ha	1.4%
Residential	7.3 ha	3.7%
Vacant/Undeveloped	97.7 ha	49.3%

Development

Type of Business/ Facility	No. of Businesses/ Facilities	Type of Business/ Facility	No. of Businesses/ Facilities
Auto Repairs/Dealer/Rental	9	Motel	2
Manufacturer/Processor	21	Contractor	43
Moving/Delivery Service	2	Bus Transportation Co.	1
Retail Service/Merchant or Wholesaler	102	Oilfield Service	11
Professional Office or Support Service	27	Restaurant	7
Storage Warehouse	8	Truck Transport	4
Industrial Service	34	Oil Company	1
Publisher	1	Gas Regulating & Metering Station	2
Recreation Facility	1	Water Pumping, Storage & Distribution Centre	1
Salvage Dealer	1		

Note: Land Area and Development Statistics are estimates only.

Sources: 1983 City Assessment Data
District Planning Program

Services Available

Major Roads - 34 Avenue - Arterial Roadway
- 1983 Traffic Volumes - east of Highway 2 - 21,900 vpd.

- Whitemud Freeway - Dangerous Goods and Truck Route
- 1983 Traffic Volumes - east of 99 Street - 27,400 vpd.

- 91 Street - Regular Truck Route, Arterial Roadway
- 1983 Traffic Volumes - north of 39 Avenue - 16,000 vpd.

Transit Service - Bus Route 92: via 99 Street (PHS)*
Bus Route 169: via Whitemud Freeway (PHS)*

Rail Service - North/South CPR Leduc Subdivision and associated spur lines to interior parcels

Utility and Protective Services

Sanitary Sewerage - City Servicing (generally)
Storm Drainage - City Servicing (generally)
Water Supply - City Servicing (generally)
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities
Fire Protection - Fire Station #15, 5120 - 97 Street
- Fire Station #16, 2904 - 66 Street
Police Protection - Strathcona Station, "C" Division, 9710 - 51 Avenue

Plans in Effect

South Industrial Area Outline Plan (1974)

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*(PHS) - Peak Hour Service

MAY 1984

THE CITY OF Edmonton PLANNING

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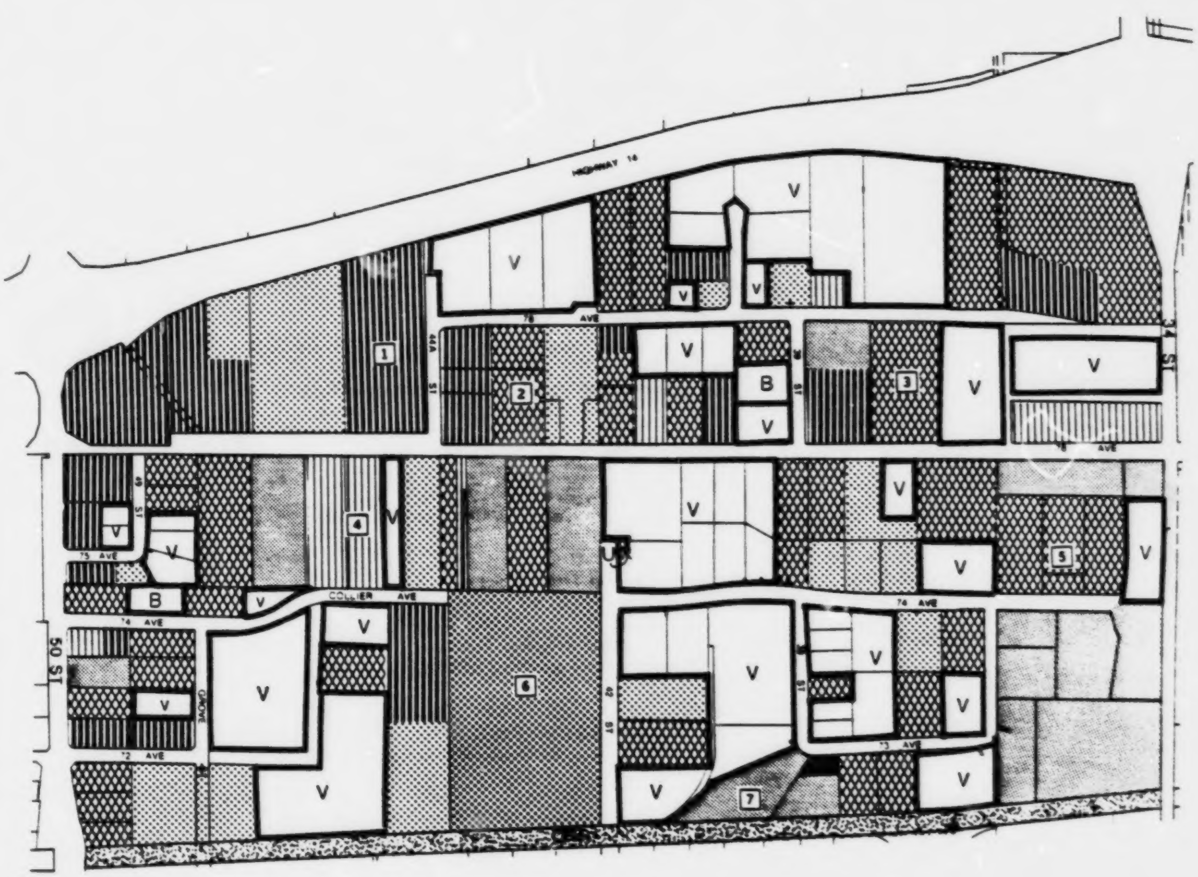
WEIR INDUSTRIAL
Southeast District


HIGHWAY 14
76 AVE
44A ST
75 AVE
COLLIER AVE
74 AVE
50 ST
GROVE
72 AVE
42 ST
73 AVE
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1. Highway Motor Inn
2. Windsor Plywood ("The Plywood People")
3. Wimpey Western Ltd.
4. Mid-City Trailer Court
5. Browning-Ferris Industries Ltd.
6. Fieldco Manufacturing (1975) Lt.
7. BP Exploration Canada Ltd.

Industrial Area Location ●
N

▩ Heavy Industry
▒ Light/Medium Manufacturing
░ Shipping & Storage
▦ Industrial Sales & Services
▒ Transportation
▒ Recreation/Open Space
■ Commercial — Office
▥ Commercial — Retail and Service
▥ Residential
* Institutional
U Utilities
V Vacant, Undeveloped
B Vacant Building
A Agriculture

WEIR INDUSTRIAL

Land Area 118.9 ha

Industrial	54.2 ha	45.6%
Commercial	9.6 ha	8.1%
Transportation/Utilities	1.5 ha	1.2%
Residential	8.8 ha	7.4%
Vacant/Undeveloped	44.8 ha	37.7%

Development

Type of Business/ Facility	No. of Businesses/ Facilities	Type of Business/ Facility	No. of Businesses/ Facilities
Greenhouse	1	Day Care Centre	1
Auto Repairs	12	Taxi Company	1
Hotel	1	Contractor	25
Manufacturer/Processor	8	Oilfield Service	6
Moving Service	1	Restaurant	1
Retail Service/Merchant or Wholesaler	24	Laboratory	1
Storage Warehouse	4	Truck Transport	12
Industrial Service	4	Welder	2
		Gas Regulating & Metering Station	1

Note: Land Area and Development Statistics are estimates [illegible].

Sources: 1983 City Assessment Data
District Planning Program

Services Available

Major Roads - 76 Avenue - Regular Truck Route, Arterial Roadway
- 1983 Traffic Volumes - east of 50 Street - 11,100 vpd.

- Sherwood Park Freeway - Dangerous Goods and Truck Route
- Traffic Volumes - east of 50 Street - 41,000 vpd.

- 34 Street - Regular Truck Route, Arterial Roadway
- 1983 Traffic Volumes - south of the Sherwood Park Freeway - 6,100 vpd.

- 50 Street - Dangerous Goods and Truck Route
- 1983 Traffic Volumes - north of 74 Avenue - 26,300 vpd.

Transit Service - Bus Route 45: via 50 Street and along 76 Avenue (PHS)*
Bus Route Sherwood Park Freeway to 50 Street (BS)**

Rail Service - East/West CR Strathcona Line and spurs

Utility and Protective Services

Sanitary Sewerage - City Servicing
Storm Drainage - City Servicing
Water Supply - City Servicing
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities
Fire Protection - Fire Station #11, 6625 - 101 Avenue
- Fire Station #9, 8309 - 90 Avenue
Police Protection - Strathcona Station, "C" Division, 9710 - 51 Avenue

Plans in Effect

Southeast Industrial Area Outline Plan (1975)

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*(PHS) - Peak Hour Service
**(BS) - Basic Service

MAY 1984

THE CITY OF Edmonton PLANNING

For information on Planning services, contact the Southeast District Planning Team at 428-8438.
For information on other Civic services, contact the Citizen Action Centre 428-2600.

V

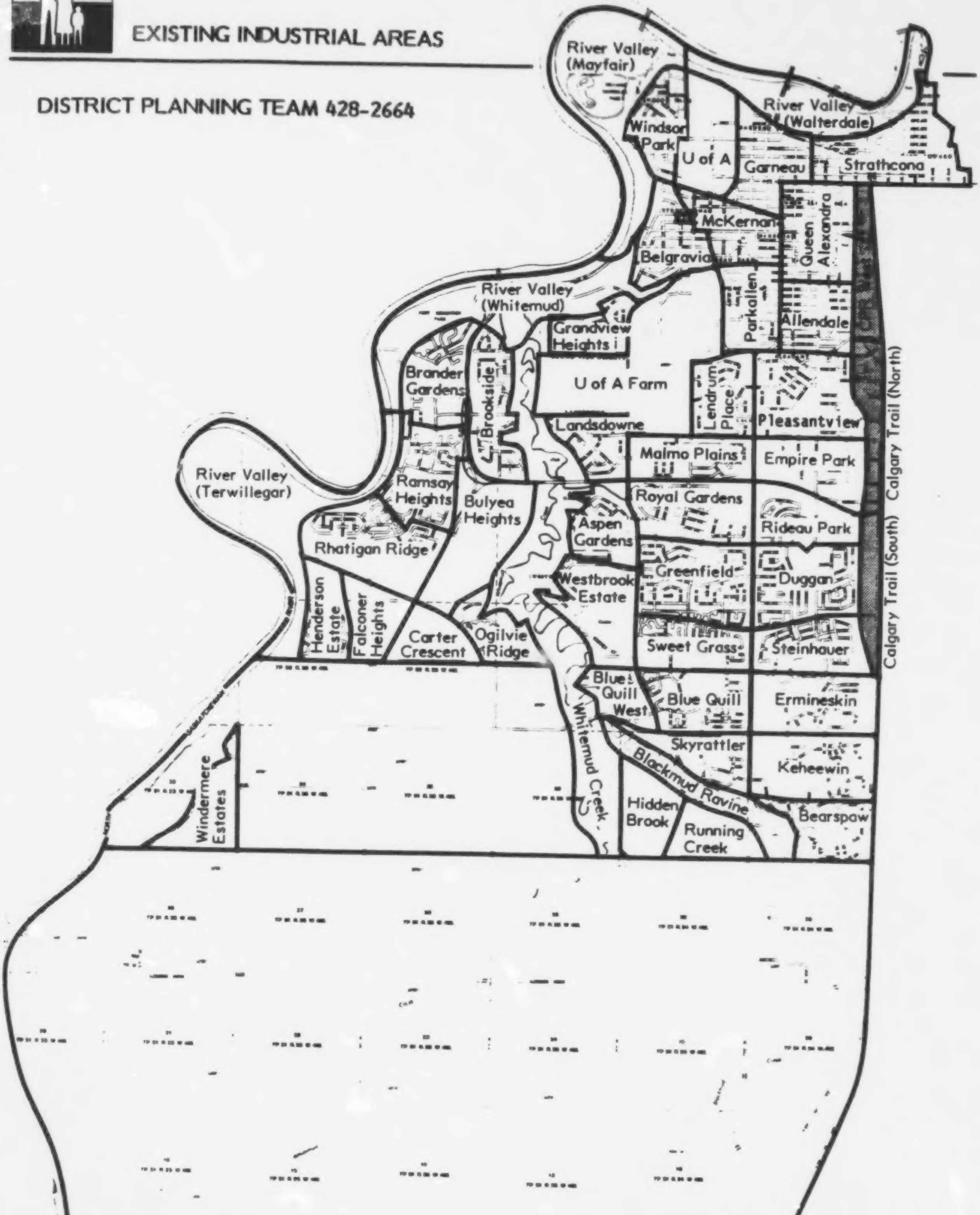
SOUTHWEST DISTRICT

31. CALGARY TRIAL NORTH
32. CALGARY TRAIL SOUTH
33. CPR WEST

SOUTHWEST DISTRICT

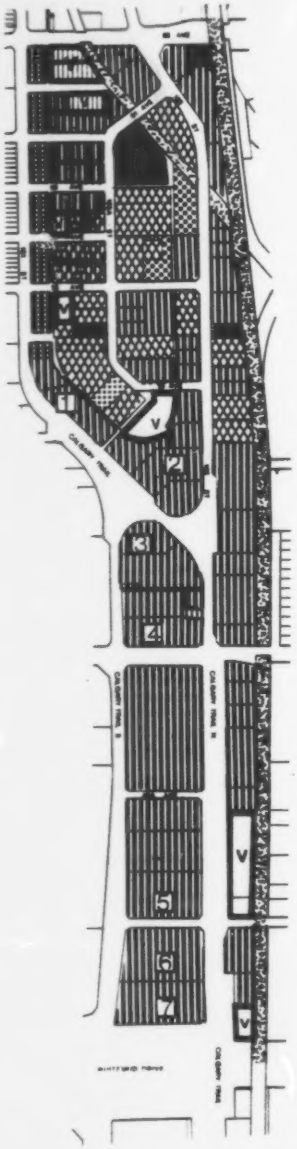
EXISTING INDUSTRIAL AREAS

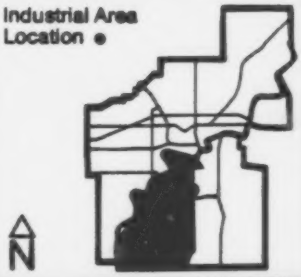
DISTRICT PLANNING TEAM 428-2664


River Valley (Mayfair)
Windsor Park
U of A
River Valley (Walterdale)
Garneau
Strathcona
McKernan
Queen Alexandra
Belgravia
Parkallen
Allendale
River Valley (Whitemud)
Grandview Heights
U of A Farm
Brander Gardens
Brookside
Lendrum Place
Pleasantview
Landsdowne
Malmo Plains
Empire Park
River Valley (Terwillegar)
Ramsay Heights
Bulyea Heights
Royal Gardens
Rideau Park
Aspen Gardens
Rhatigan Ridge
Greenfield
Duggan
Westbrook Estate
Henderson Estate
Falconer Heights
Carter Crescent
Ogilvie Ridge
Sweet Grass
Steinhauer
Calgary Trail (North)
Calgary Trail (South)
Blue Quill West
Blue Quill
Ermineskin
Whitemud Creek
Skyrattler
Keheewin
Blackmud Ravine
Windermere Estates
Hidden Brook
Running Creek
Bearspaw

CALGARY TRAIL NORTH

1. Weber Centre
2. Riviera Hotel
3. Centre 104
4. Van Winkle's Motel
5. Relax Inn
6. Terrace Inn
7. Convention Inn





- ▩ Heavy Industry
- ░ Light/Medium Manufacturing
- ■ Shipping & Storage
- ▦ Industrial Sales & Services
- ▒ Transportation
- ▨ Recreation/ Open Space
- ■ Commercial — Office
- ▥ Commercial — Retail and Service
- ▥ Residential
- * Institutional
- U Utilities
- V Vacant. Undeveloped
- A Agriculture

CALGARY TRAIL NORTH INDUSTRIAL

Land Area 83.6 ha

Industrial	10.0	ha	11.9%
Commercial	37.6	ha	44.9%
Transportation/Utilities	7.3	ha	8.8%
Residential	0.1	ha	0.1%
Vacant, Undeveloped	3.6	ha	4.4%
Other (includes roadways)	25.0	ha	30.0%

Development

Type of Business/ Facility	No. of Businesses/ Facilities
Service Station	4
Rental Service	6
Auto Repair	12
Retail Service/Merchant or Wholesaler	68
Auto Dealer	5
Motel	7
Carpet Cleaning	1
Restaurant	14
Printer	5
Brewery	1
Professional Office and Support Services	21
Personal Service	7
Industrial Sales and Service	44
Manufacturer/Processor	9
Warehouse/Storage	1
Contractor	10

Sources: 1984 Site Survey
District Planning Program

Services Available

Major Roads - 104 Street/Calgary Trail South
- Arterial
- Regular truck route
- 1983 traffic volumes
  -south of 60 Avenue - 18,214 vpd*

- 103 Street/Calgary Trail North
- Arterial
- Regular truck route
- 1983 traffic volumes
  -south of 56 Avenue - 19,561 vpd*

- 63 Avenue
- Arterial
- Regular truck route
- 1982 traffic volumes
  -east of 104 Street - 28,419 vpd*

- 51 Avenue
- Arterial
- Regular truck route
- 1983 traffic volumes
  -east of Calgary Trail - 24,153 vpd*

- 43 Avenue (Whitemud Drive)
- Expressway or freeway
- Regular truck route
- Dangerous Goods Route
- 1983 traffic volumes
  -east of Calgary Trail - 36,700 vpd*
  -west of Calgary Trail - 33,100 vpd*

Transit Service
- Bus route #93 PHS*: via 51 Avenue, 63 Avenue, 103 Street and 104 Street.
- Bus route #69: via 51 Avenue, via 103A Street, 103 Street and Whitemud Drive
- Bus route #169 PHS*: via Whitemud Drive

Rail Service - North/South CPR Leduc Subdivision

Utility and Protective Services

Sanitary Sewerage - City servicing
Storm Drainage - City servicing
Water Supply - City servicing
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities
Fire Protection - Fire Station #15, 5120 - 97 Street with backup from #6, 8105 - 96 Street
Police Protection - Strathcona Station, 9710 - 51 Avenue

Plans in Effect

Calgary Trail Land Use Study, approved by City Council November 13, 1984
Old Strathcona Area Redevelopment Plan Bylaw, adopted by City Council September 22, 1981

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* vehicles per day
P Peak Hour Service

NOVEMBER 1984

THE CITY OF Edmonton PLANNING

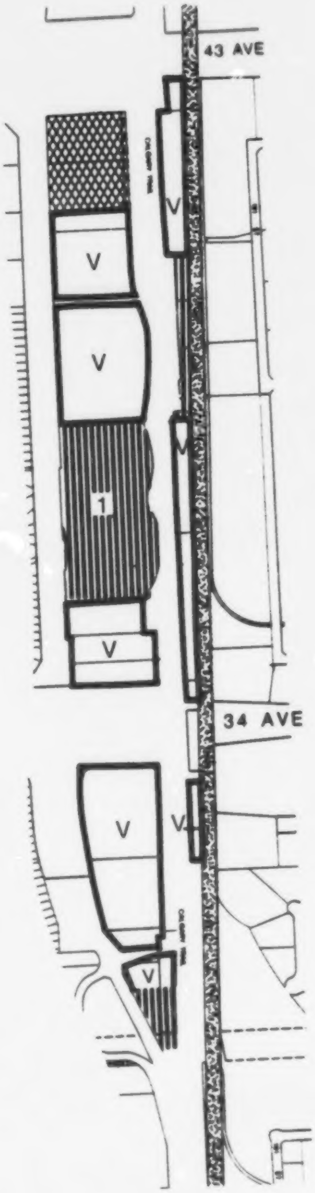
For information on Planning services, contact the Southwest District Planning Team at 428-8565.
For information on other Civic services, contact the Citizen Action Centre at 428-2600.

INDUSTRIAL AREA FACT SHEET
District Planning Program

CALGARY TRAIL SOUTH
Southwest District

CALGARY TRAIL SOUTH

1. Southpark Village Plaza


43 AVE
CALGARY TRAIL
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V
34 AVE
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V
CALGARY TRAIL
V

Industrial Area Location ●
N

▩ Heavy Industry
▒ Light/Medium Manufacturing
■ Shipping & Storage
▩ Industrial Sales & Services
▒ Transportation
▒ Recreation/ Open Space
■ Commercial — Office
▥ Commercial — Retail and Service
▥ Residential
* Institutional
U Utilities
V Vacant. Undeveloped
A Agriculture

CALGARY TRAIL SOUTH INDUSTRIAL

Land Area 84.7 ha

Industrial	3.3 ha	3.9%
Commercial	8.6 ha	10.2%
Transportation/Utilities	7.4 ha	8.7%
Vacant, Undeveloped	28.4 ha	33.5%
Other (includes roadways)	37.0 ha	43.7%

Development

Type of Business/ Facility	No. of Businesses/ Facilities
Service Station	1
Motel	3
Retail Service/Merchant or Wholesaler	15
Restaurant	6
Heavy Equipment Sales/Service	1
Professional Offices/ Support Services	2
Personal Services	2

Sources: 1984 Site Survey
District Planning Program

Services Available

Major Roads - Calgary Trail Southbound
- Expressway or freeway
- Regular truck route
- Dangerous Goods Route
- 1983 traffic volumes
  - south of 43 Avenue - 21,900 vpd*
  - south of 34 Avenue - 17,200 vpd*

- Calgary Trail Northbound
- Expressway or freeway
- Regular truck route
- Dangerous Goods Route
- 1983 traffic volumes
  - south of 43 Avenue - 21,300 vpd*
  - south of 34 Avenue - 18,000 vpd*

- 43 Avenue (Whitemud Drive)
- Expressway or freeway
- Regular truck route
- Dangerous Goods Route
- 1983 traffic volumes
  - east of Calgary Trail - 36,700 vpd*
  - west of Calgary Trail - 33,100 vpd*

- 34 Avenue - Arterial

Transit Service - Bus route #169 PHS*: via Whitemud Drive
Bus route #69: via Whitemud Drive
Bus route #68: via 23 Avenue
Next closest service is #61 running on 105 Street and #78 on 99 Street

Rail Service - North/South CPR Leduc Subdivision

Utility and Protective Services

Sanitary Sewerage - City servicing
Storm Drainage - City servicing
Water Supply - City servicing
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities
Fire Protection - Fire Station #15, 5120 - 97 Street and
Fire Station #13, 4035 - 119 Street with backup from #20, 2303 - 105 Street
Police Protection - Strathcona Station, 9710 - 51 Avenue

Plans in Effect

Calgary Trail Land Use Study, approved by City Council November 13, 1984
Old Strathcona Area Redevelopment Plan Bylaw, adopted by City Council September 22, 1981

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*vpd - vehicles per day
PHS* - Peak Hour Service

NOVEMBER 1984

THE CITY OF Edmonton PLANNING

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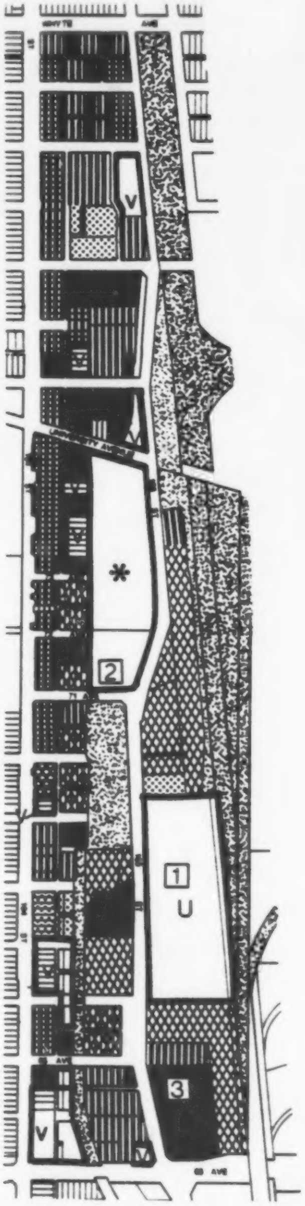
For information on other Civic services, contact the Citizen Action Centre at 428-2600.

INDUSTRIAL AREA FACT SHEET
District Planning Program

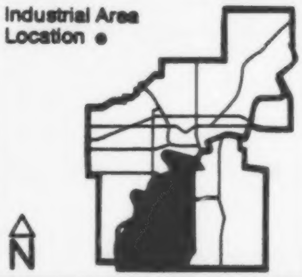
CPR WEST
Southwest District

CPR WEST

1. City of Edmonton South District Yards
2. Alberta Petroleum Industry Training Centre
3. Argyll Centre



Industrial Area Location ●



- ▨ Heavy Industry
- ▨ Light/Medium Manufacturing
- ■ Shipping & Storage
- ▨ Industrial Sales & Services
- ▨ Transportation
- ▨ Recreation/Open Space
- ■ Commercial — Office
- ▥ Commercial — Retail and Service
- ▥ Residential
- * Institutional
- U Utilities
- V Vacant, Undeveloped
- A Agriculture

CPR WEST INDUSTRIAL

Land Area 72.4 ha

Industrial	12.3	ha	17.0%
Commercial	15.7	ha	21.7%
Transportation/Utilities	21.6	ha	29.8%
Residential	0.1	ha	0.1%
Vacant, Undeveloped	3.9	ha	5.4%
Other (includes roadways)	18.8	ha	26.6%

Development

Type of Business/ Facility	No. of Businesses/ Facilities
Service Station	1
Rental Service	2
Auto Repair	14
Retail Service/Merchant or Wholesaler	67
Auto Dealer	4
Carpet Cleaning	1
Restaurant	15
Printer	1
Professional Office and Support Services	45
Personal Service	8
Industrial Sales and Service	14
Manufacturer/Processor	4
Warehouse/Storage	1
Contractor	4

Sources: 1984 Site Survey
District Planning Program

Services Available

Major Roads - 104 Street
- Arterial
- Regular truck route
- 1983 traffic volume
  -south of 82 Avenue - 19,409 vpd*

- 103 Street
- Arterial
- Regular truck route
- 1982 traffic volume
  -north of 76 Avenue - 17,635 vpd*

- 82 Avenue
- Arterial
- Regular truck route

- 76 Avenue
- Arterial

- 63 Avenue
- Arterial
- Regular truck route
- 1982 traffic volume
  -east of 104 Street - 28,419 vpd*

Transit Service - Bus route #43: via 104 Street
Bus route #64, #46, #8, #63: via 82 Avenue
Next closest route is #78 on 99 Street

Rail Service - North/South CPR Leduc Subdivision

Utility and Protective Services

Sanitary Sewerage - City servicing
Storm Drainage - City servicing
Water Supply - City servicing
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities
Fire Protection - Fire Station #6, 8105 - 96 Street, with backup from #9, 5604- 50 Street and #3, 11226 - 76 Avenue
Police Protection - Strathcona Station, 9710 - 51 Avenue

Plans in Effect

Calgary Trail Land Use Study, approved by City Council November 13, 1984
Old Strathcona Area Redevelopment Plan Bylaw, adopted by City Council September 22, 1981

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*vpd - vehicles per day
PHS* - Peak Hour Service

NOVEMBER 1984

THE CITY OF Edmonton PLANNING

For information on Planning services, contact the Southwest District Planning Team at 428-8565.
For information on other Civic services, contact the Citizen Action Centre at 428-2600.

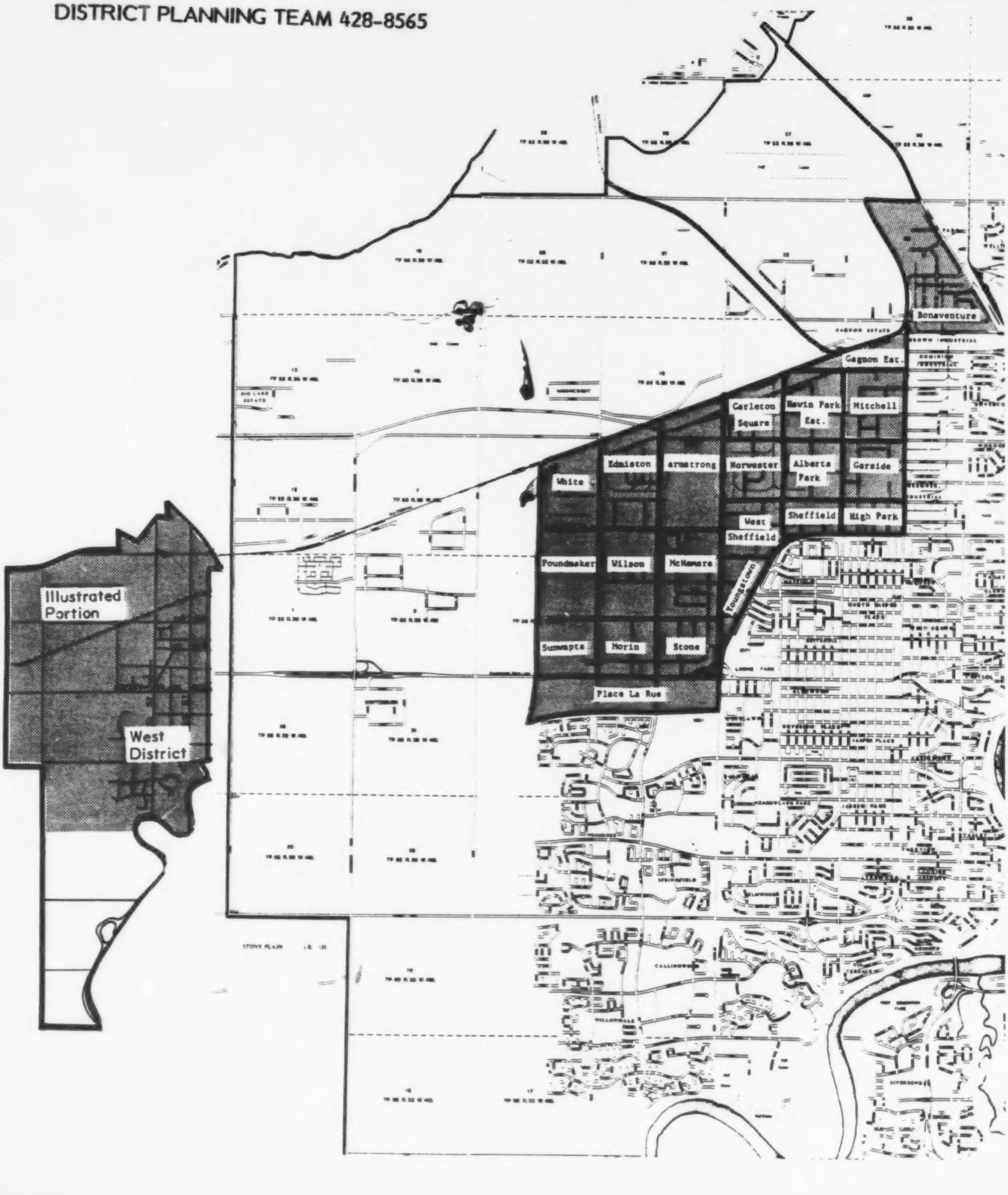
WEST DISTRICT

34. ALBERTA PARK
35. ARMSTRONG INDUSTRIAL
36. BONAVENTURE
37. CARLETON SQUARE INDUSTRIAL
38. EDMISTON INDUSTRIAL
39. GAGNON INDUSTRIAL
40. GARSIDE INDUSTRIAL
41. HAWIN PARK INDUSTRIAL
42. HIGH PARK INDUSTRIAL
43. McNAMARA INDUSTRIAL
44. MITCHELL INDUSTRIAL
45. MORIN INDUSTRIAL
46. NORWESTER INDUSTRIAL
47. PLACE La RUE
48. POUNDMAKER INDUSTRIAL
49. SHEFFIELD INDUSTRIAL
50. STONE INDUSTRIAL
51. SUNWAPTA INDUSTRIAL
52. WEST SHEFFIELD INDUSTRIAL
53. WILSON INDUSTRIAL
54. WHITE INDUSTRIAL
55. YOUNGSTOWN INDUSTRIAL

WEST DISTRICT

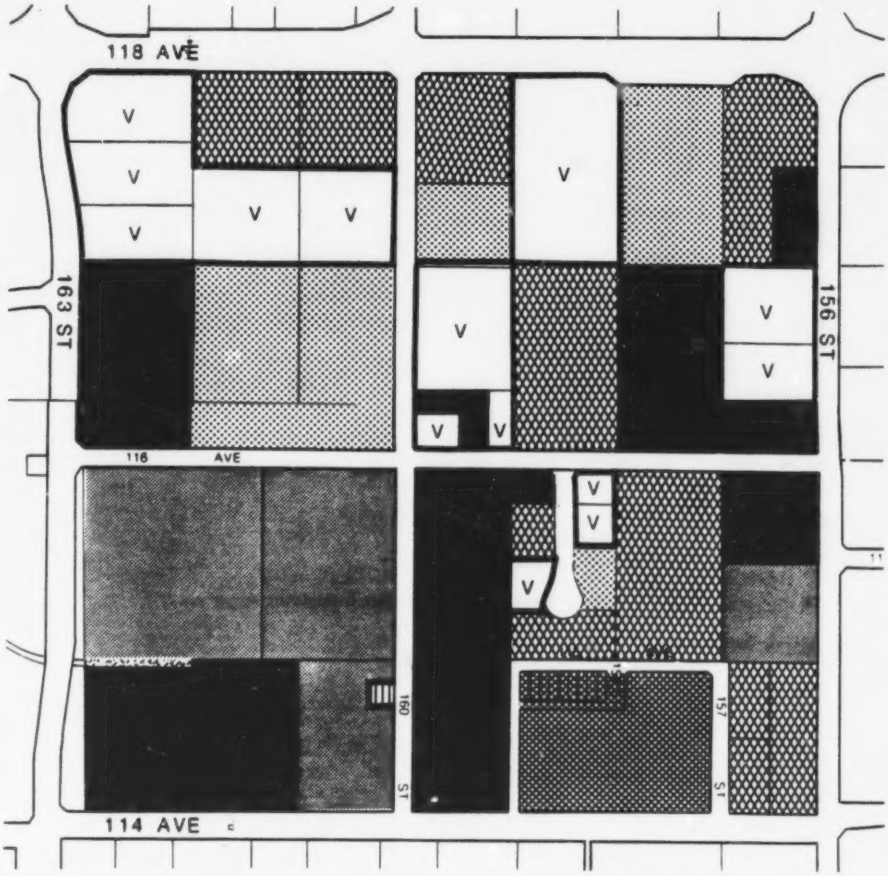
EXISTING INDUSTRIAL AREAS

DISTRICT PLANNING TEAM 428-8565


Bonaventure
GAGNON ESTATE
Gagnon Est.
Carleton Square
Hawin Park Est.
Mitchell
White
Edmiston
armstrong
Norwester
Alberta Park
Garside
West Sheffield
Sheffield
High Park
Poundmaker
Wilson
McNamara
Youngstown
Sunwapta
Morin
Stone
Place La Rue
Illustrated Portion
West District
STONY PLAIN

INDUSTRIAL AREA FACT SHEET
District Planning Program

ALBERTA PARK
West District


118 AVE
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157 ST
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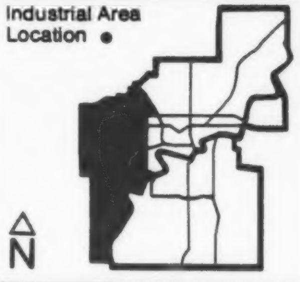
Industrial Area Location ●
N

- ▩ Heavy Industry
- ▨ Light/Medium Manufacturing
- ▦ Shipping and Storage
- ▩ Industrial Sales and Services
- ▒ Transportation
- ▒ Recreation/Open Space
- ■ Commercial — Office, Retail and Service
- ▥ Residential
- ✱ Institutional
- U Utilities
- V Vacant, Undeveloped
- A Agriculture

ALBERTA PARK

Area Character

Land Area by Districting

Industrial	56.1	ha	100%
Warehouse - Storage	28.5	ha	
Commercial	3.1	ha	
Manufacturing	4.6	ha	
Beverage - Dairy	4.3	ha	
Residential	1.6	ha	
Vacant	14.0	ha	

Development

1 retail building
1 building materials store
2 office buildings
2 small warehouses
10 medium warehouses
6 large warehouses
2 condominium warehouse units
1 auto service and repair
2 auto wreckers
1 dairy products plant
1 small manufacturing plant
1 medium manufacturing plant

Source: 1983 City Assessment Data
District Planning Program

Services Available

(i) Major Roads - 118 Avenue - designated arterial and truck route
- 156 Street - designated arterial

(ii) Transit Service - Bus route #97 via 118 Avenue

(iii) Rail Service - CNR spur line east from Norwester Industrial Area

Utility and Protective Services

Sanitary Sewerage - City Sewers
Storm Drainage - City Sewers
Water Supply - City of Edmonton
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities

Plans in Effect

Northwest Industrial Outline Plan - March 1974
For further information contact 428-3433

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*

small warehouses/manufacturing plants - up to 669 sq. m
medium sized warehouses/manufacturing plants - 669 sq. m - 6039 sq. m
large sized warehouses/manufacturing plants - greater than 6039 sq. m

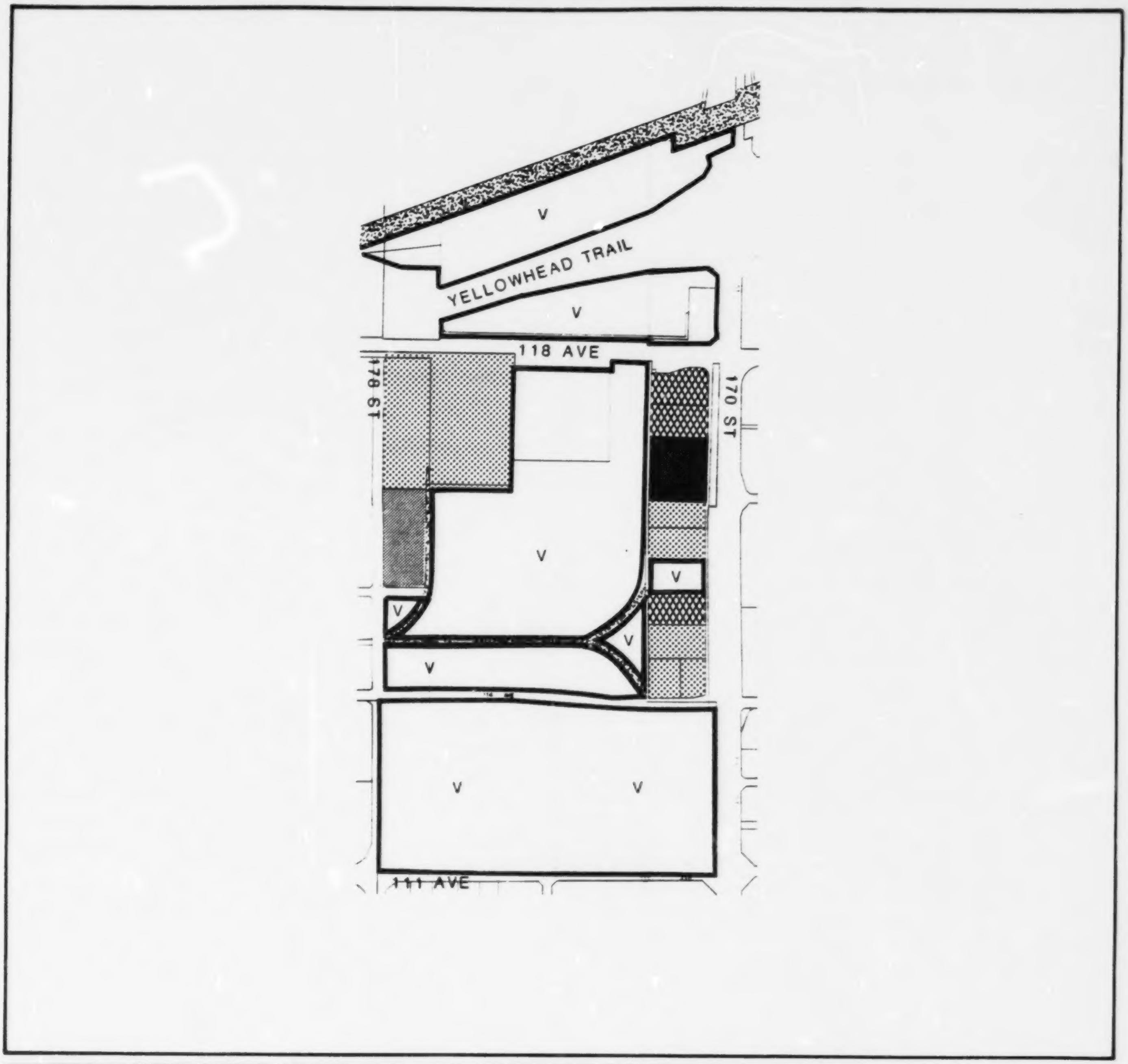
APRIL 1984

THE CITY OF Edmonton PLANNING

For information on Planning services, contact the West District Planning Team at 428-8801.
For information on other Civic services, contact the Citizen Action Centre at 428-2600.

INDUSTRIAL AREA FACT SHEET
District Planning Program

ARMSTRONG INDUSTRIAL
West District


YELLOWHEAD TRAIL
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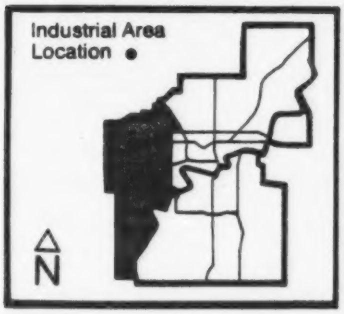
Industrial Area Location ●
N

▩ Heavy Industry

▒ Light/Medium Manufacturing

▓ Shipping and Storage

▩ Industrial Sales and Services

▒ Transportation

▒ Recreation/Open Space

■ Commercial — Office, Retail and Service

▥ Residential

* Institutional

U Utilities

V Vacant, Undeveloped

A Agriculture

ARMSTRONG INDUSTRIAL

Area Character

Land Area by Districting

Industrial	25.1	ha	20.3%
Warehouse - Storage	11.7	ha	
Commercial	5.0	ha	
Vacant	8.4	ha	
Vacant (Zoned Industrial Reserve)	98.6	ha	79.7%

Development

4 medium warehouses*
3 large warehouses
1 derelict commercial building

Source: 1983 City Assessment Data
District Planning Program

Services Available

(i) Major Roads - Yellowhead Trail - designated arterial, truck route and DGR
- 170 Street - designated arterial, truck route and DGR
- 178 Street - designated arterial
- 118 Avenue - designated arterial and truck route

(ii) Transit Service - Bus route #97 via 170 Street

(iii) Rail Service - CNR main east/west line and spur lines

Utility and Protective Services

Sanitary Sewerage - City Sewers
Storm Drainage - City Sewers
Water Supply - City of Edmonton
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities

Plans in Effect

Yellowhead Corridor Area Structure Plan - April 1983
Northwest Industrial Outline Plan - March 1974
For futher information contact 428-3433.

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*

small warehouses/manufacturing plants - up to 669 sq. m
medium sized warehouses/manufacturing plants - 669 sq. m - 6039 sq. m
large sized warehouses/manufacturing plants - greater than 6039 sq. m

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APRIL 1984

THE CITY OF Edmonton PLANNING

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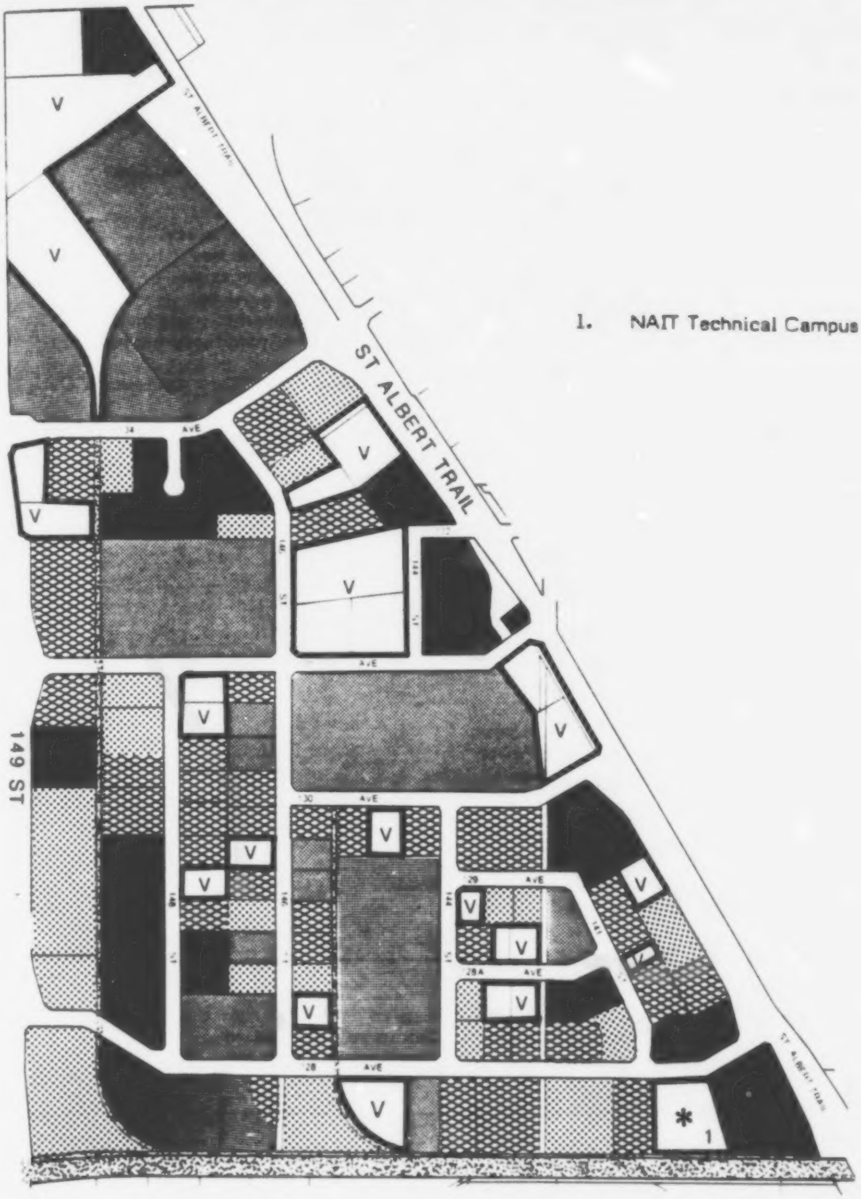
INDUSTRIAL AREA FACT SHEET
District Planning Program

BONAVENTURE
West District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ST ALBERT TRAIL
149 ST
AVE
AVE
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AVE
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130 AVE
129 AVE
128 AVE
128A AVE
ST
ST
ST
*
1

1. NAIT Technical Campus

Industrial Area Location ●
N

▩	Heavy Industry	▨	Recreation/ Open Space	V	Vacant, Undeveloped
▨	Light/Medium Manufacturing	■	Commercial — Office, Retail and Service	A	Agriculture
▩	Shipping and Storage	▥	Residential		
▩	Industrial Sales and Services	*	Institutional		
▨	Transportation	U	Utilities		

BONAVENTURE INDUSTRIAL

Area Character

Land Area by Districting

Industrial	123.7	ha	96.2%
Industrial Reserve	4.9	ha	3.8%

(Further details not available)

Development

1 retail/warehouse building
10 office buildings
2 small warehouses*
51 medium warehouses
11 large warehouses
2 trailer home sales
1 self serve gas bar
1 small manufacturing plant
3 medium manufacturing plants

Source: 1983 City Assessment Data District

Services Available

(i) Major Roads - St. Albert Trail - designated arterial, truck route and DGR
- 149 Street - designated arterial and truck route

(ii) Transit Service - Bus route #96 via St Albert Trail

(iii) Rail Service - CNR mainline east/west and spur lines

Utility and Protective Services

Sanitary Sewerage - City Sewers
Storm Drainage - City Sewers
Water Supply - City of Edmonton
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities

Plans in Effect

Northwest Industrial Outline Plan - March 1974
Yellowhead Corridor Area Structure Plan - April 1983
For further information contact 428-3433

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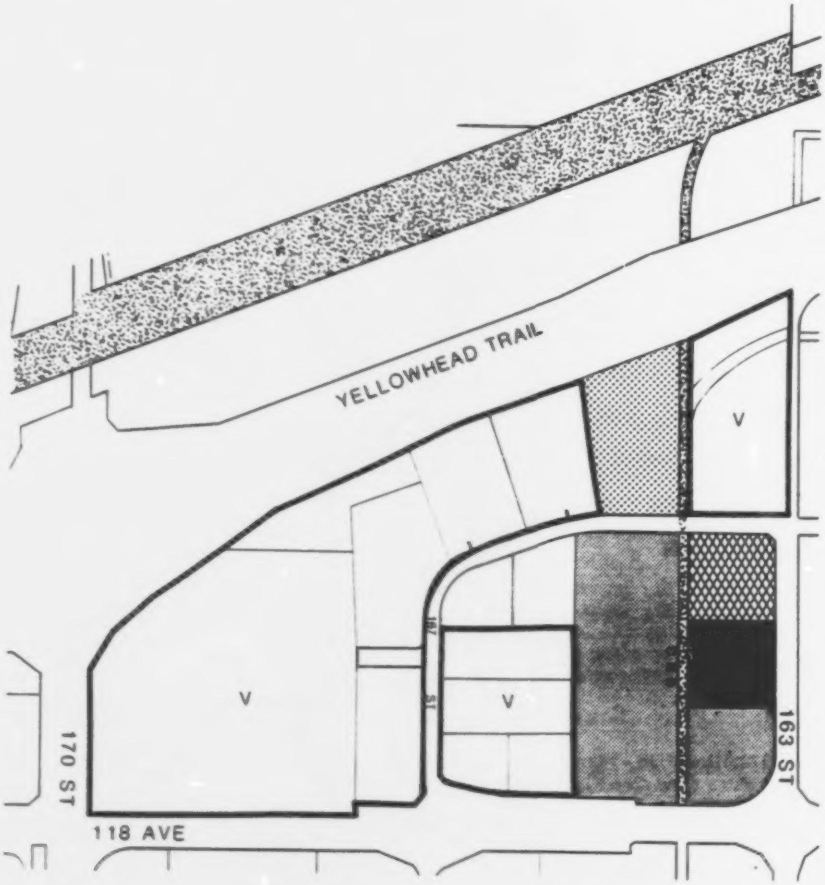
*
small warehouses/manufacturing plants - up to 669 sq. m
medium sized warehouses/manufacturing plants - 669 sq. m - 6039 sq. m
large sized warehouses/manufacturing plants - greater than 6039 sq. m

INDUSTRIAL AREA FACT SHEET
District Planning Program

CARLETON SQUARE IND.
West District


YELLOWHEAD TRAIL
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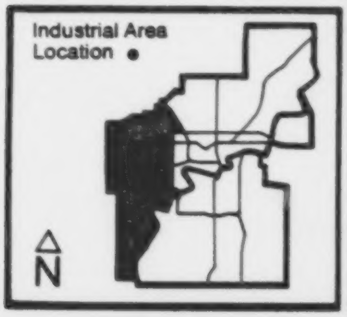
167 ST
170 ST
163 ST
118 AVE


Industrial Area Location ●
N

- ▩ Heavy Industry
- ▒ Light/Medium Manufacturing
- ▓ Shipping and Storage
- ▩ Industrial Sales and Services
- ░ Transportation
- ░ Recreation/Open Space
- ■ Commercial — Office, Retail and Service
- ▥ Residential
- * Institutional
- U Utilities
- V Vacant, Undeveloped
- A Agriculture

CARLETON SQUARE

Area Character

Land Area by Districting

Industrial	21.9	ha	47.2%
Warehouse - Storage	8.6	ha	
Manufacturing	.5	ha	
Vacant	12.8	ha	
Vacant (Zoned Industrial Reserve)	24.5	ha	52.8%

Development

2 medium warehouses*
2 large warehouses
1 miscellaneous storage facility
1 small manufacturing plant
1 radio transmission tower

Source: 1983 City Assessment Data
District Planning Program

Services Available

(i) Major Roads - Yellowhead Trail - Limited access arterial, truck route and DGR

- 118 Avenue - designated arterial and truck route

- 170 Street - designated arterial, truck route and DGR

(ii) Transit Service - Bus route #97 via 118 Avenue

(iii) Rail Service - CNR mainline north of Yellowhead Trail

- spur line south into industrial area

Utility and Protective Services

Sanitary Sewerage - City Sewers
Storm Drainage - City Sewers
Water Supply - City of Edmonton
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities

Plans in Effect

Northwest Industrial Outline Plan - March 1974
Yellowhead Corridor Area Structure Plan - April 1983
For further information contact 428-3433

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*
small warehouses/manufacturing plants - up to 669 sq. m
medium sized warehouses/manufacturing plants - 669 sq. m - 6039 sq. m
large sized warehouses/manufacturing plants - greater than 6039 sq. m

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APRIL 1984

THE CITY OF Edmonton PLANNING

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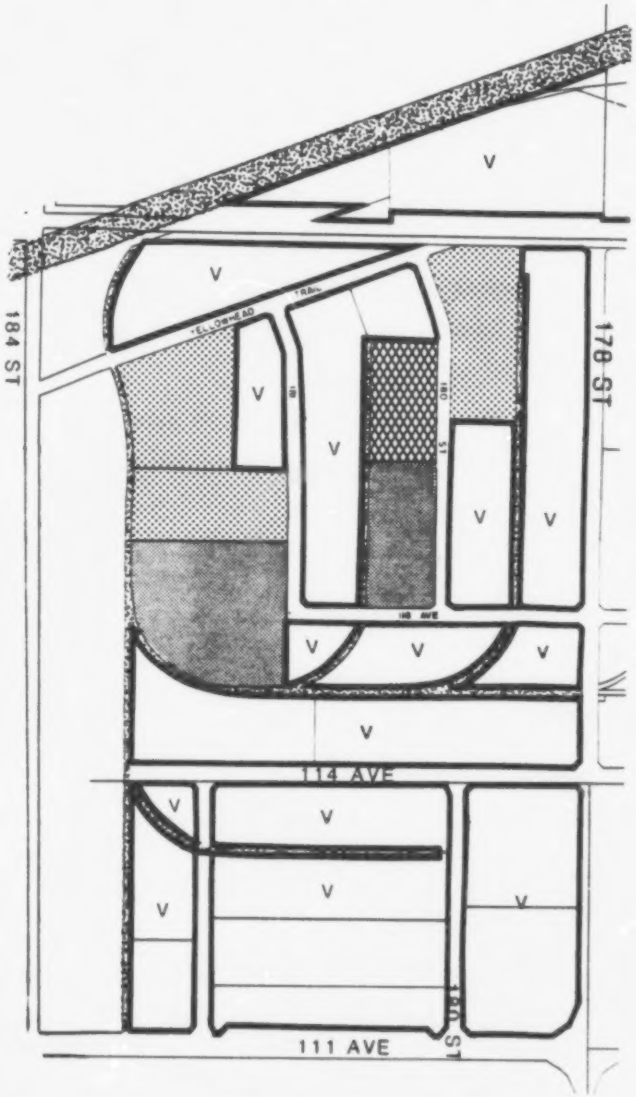
For information on other Civic services, contact the Citizen Action Centre at 428-2600.

INDUSTRIAL AREA FACT SHEET
District Planning Program

EDMISTON INDUSTRIAL
West District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184 ST
YELLOWHEAD TRAIL
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180 ST
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116 AVE
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114 AVE
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V
V
111 AVE
180 ST

Industrial Area Location ●
N

▩	Heavy Industry	▨	Recreation/ Open Space	V	Vacant, Undeveloped
▒	Light/Medium Manufacturing	■	Commercial — Office, Retail and Service	A	Agriculture
▓	Shipping and Storage	▥	Residential		
▩	Industrial Sales and Services	*	Institutional		
▨	Transportation	U	Utilities		

EDMISTON INDUSTRIAL

Area Character

Land Area by Districting

Industrial	72.5	ha	81.2%
Warehouse - Storage	20.2	ha	
Vacant	52.3	ha	
Vacant (Zoned Industrial Reserve)	16.1	ha	18.2%

Development

4 medium warehouses*
2 large warehouses

Source: 1983 City Assessment Data
District Planning Program

Services Available

(i) Major Roads - Yellowhead Trail - designated arterial, truck route and DGR
- 178 Street - designated arterial
- 184 Street - designated arterial
- 118 Avenue - designated arterial and truck route

(ii) Rail Service - Interior locations are served by spur lines from CNR mainline

Utility and Protective Services

Sanitary Sewerage	City Sewers
Storm Drainage	City Sewers
Water Supply	City of Edmonton
Electricity	Edmonton Power
Natural Gas	Northwestern Utilities

Plans in Effect

Yellowhead Corridor Area Structure Plan - April 1983
Northwest Industrial Outline Plan - March 1974
For further information contact 428-3433

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*

small warehouses/manufacturing plants - up to 669 sq. m
medium sized warehouses/manufacturing plants - 669 sq. m - 6039 sq. m
large sized warehouses/manufacturing plants - greater than 6039 sq. m

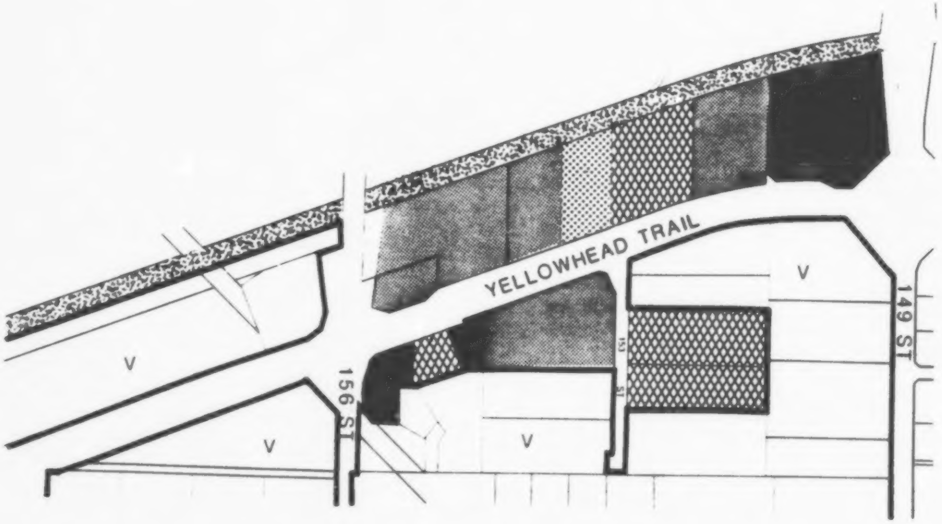
APRIL 1984

THE CITY OF Edmonton PLANNING

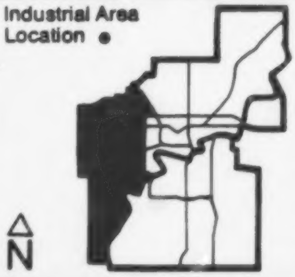
For information on Planning services, contact the West District Planning Team at 428-8801.
For information on other Civic services, contact the Citizen Action Centre at 428-2600.

INDUSTRIAL AREA FACT SHEET
District Planning Program

GAGNON ESTATE
West District


YELLOWHEAD TRAIL
V
V
V
V
V
156 ST
153 ST
149 ST

Industrial Area Location ●



▩ Heavy Industry
░ Light/Medium Manufacturing
▓ Shipping and Storage
▦ Industrial Sales and Services
▒ Transportation
▒ Recreation/Open Space
■ Commercial — Office, Retail and Service
▥ Residential
* Institutional
U Utilities
V Vacant, Undeveloped
A Agriculture

GAGNON INDUSTRIAL

Area Character

Land Area by Districting	Development
Not available	Not available

Services Available

(i) Major Roads - Yellowhead Trail - designated arterial, truck route and DGR.
- 149 Street - designated arterial and truck route.
- 156 Street - designated arterial.

(ii) Transit Service - bus route #94 via 149 Street.

(iii) Rail Service - CNR mainline east/west

Utility and Protective Services

Sanitary Sewerage - City Sewers
Storm Drainage - City Sewers
Water Supply - City of Edmonton
Electricity - Edmonton Power
Natural Gas Northwestern Utilities

Plans in Effect

Yellowhead Corridor Area Structure Plan - April 1983
Northwest Industrial Outline Plan - March 1974.
For further information contact 428-3433

APRIL 1984

THE CITY OF Edmonton PLANNING

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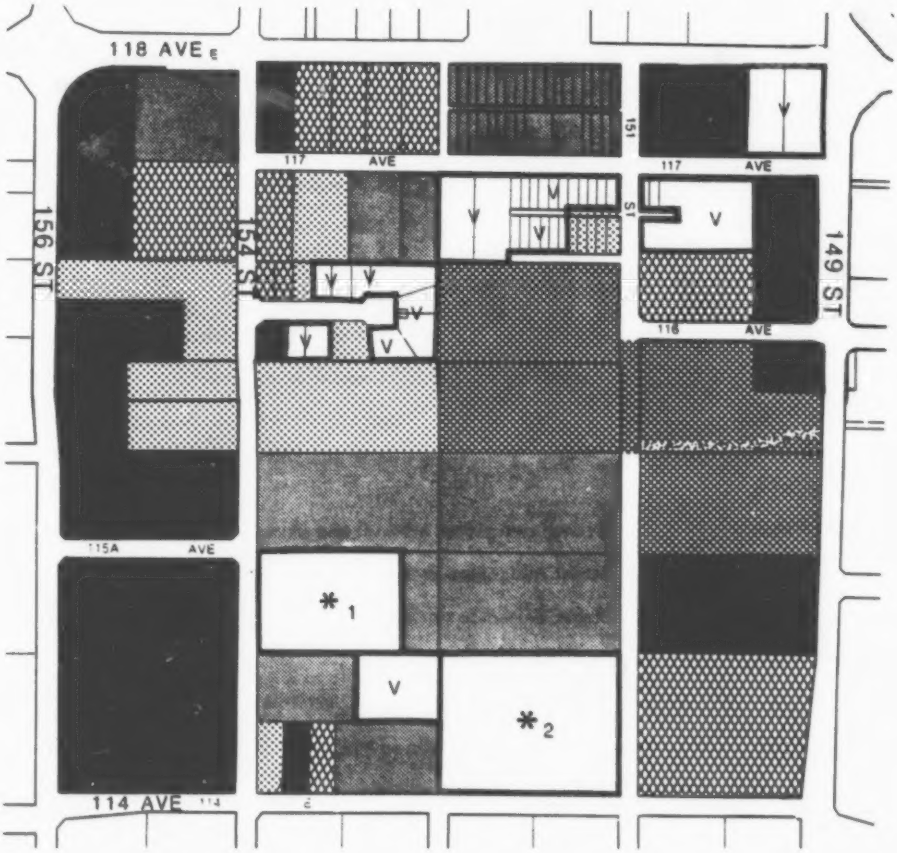
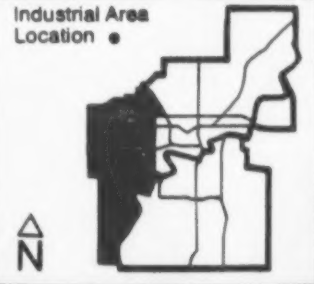
INDUSTRIAL AREA FACT SHEET
District Planning Program

GARSIDE INDUSTRIAL
West District



118 AVE
117 AVE
117 AVE
116 AVE
115A AVE
114 AVE
156 ST
154 ST
151 ST
149 ST
V
V
V
V
*1
*2

1. Water and Sanitation water reservoir
2. Alberta Motor Vehicles office



Industrial Area Location ●
N

▨ Heavy Industry

▨ Light/Medium Manufacturing

▨ Shipping and Storage

▨ Industrial Sales and Services

▨ Transportation

▨ Recreation/ Open Space

■ Commercial — Office, Retail and Service

▥ Residential

* Institutional

U Utilities

V Vacant, Undeveloped

A Agriculture

GARSIDE INDUSTRIAL

Area Character

Land Area by Districting

Industrial	51.7	ha	91.3%
Warehouse - Storage	24.7	ha	
Manufacturing	6.5	ha	
Utility - Communication	2.9	ha	
Commercial	4.7	ha	
Transportation	2.4	ha	
Vacant	10.5	ha	
Urban Services	2.9	ha	5.1%
Public Utilities	2.0	ha	3.6%

Development

1 car rental depot*
1 restaurant
14 small warehouses
15 medium warehouses
2 large warehouses
2 condominium warehouse units
1 auto service and repair
1 auto wash
1 small manufacturing plant
6 medium manufacturing plants
1 bus garage
1 water storage facility

Source: 1983 City Assessment Data
District Planning Program

Services Available

(i) Major Roads - 118 Avenue designated arterial and truck route
- 149 Street designated arterial and truck route
- 156 Street designated arterial

(ii) Transit Service - Bus route #97 via 118 Avenue
Bus route #94 via 149 Street
Bus route #3 via 156 Street

(iii) Rail Service - Spur line west from Bremner Industrial

Utility and Protective Services

Sanitary Sewerage - City Sewers
Storm Drainage - City Sewers
Water Supply - City of Edmonton
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities

Plans in Effect

Northwest Industrial Outline Plan - March 1974
For further information contact 428-3433

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*
small warehouses/manufacturing plants - up to 669 sq. m
medium sized warehouses/manufacturing plants - 669 sq. m - 6039 sq. m
large sized warehouses/manufacturing plants - greater than 6039 sq. m

APRIL 1984

The City of Edmonton PLANNING

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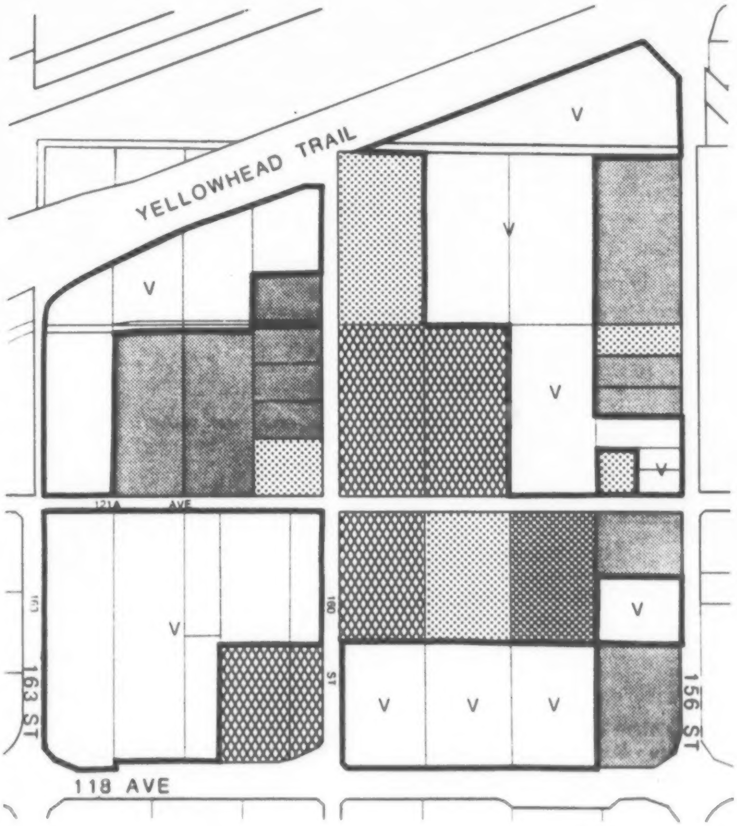
INDUSTRIAL AREA FACT SHEET
District Planning Program

HAWIN PARK IND.
West District



YELLOWHEAD TRAIL
V
V
V
V
V
V
V
V
V
121A AVE
161
160 ST
163 ST
156 ST
118 AVE

Industrial Area Location ●
N

- ▩ Heavy Industry
- ░ Light/Medium Manufacturing
- ▓ Shipping and Storage
- ▦ Industrial Sales and Services
- ▒ Transportation
- ▒ Recreation/Open Space
- ■ Commercial — Office, Retail and Service
- ▥ Residential
- * Institutional
- U Utilities
- V Vacant, Undeveloped
- A Agriculture

HAWIN PARK INDUSTRIAL

Area Character

Land Area by Districting

Industrial	49.1	ha	89.6%
Warehouse - Storage	24.9	ha	
Manufacturing	2.7	ha	
Commercial	3.7	ha	
Oil - Gas Extractive	.9	ha	
Vacant	16.9	ha	
Vacant (Zoned Industrial Reserve)	5.7	ha	10.4%

Development

2 retail buildings
1 office building
6 small warehouses*
8 medium warehouses
1 large warehouse
1 oil products storage
1 small manufacturing plant
1 medium manufacturing plants

Source: 1983 City Assessment Data
District Planning Program

Services Available

(i Major Roads - Yellowhead Trail - limited access arterial, truck route and DGR

- 156 Street - designated arterial

- 118 Avenue - designated arterial and truck route

(ii) Transit Service - R[illegible] #97 via 118 Avenue

Utility and Protective Serv[illegible]

Sanitary Sewerage - City Sewers
Storm Drainage - City Sewers
Water Supply - City of Edmonton
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities

Plans in Effect

Northwest Industrial Outline Plan - March 1974
Yellowhead Corridor Area Structure Plan - April 1983
For further information contact 428-3433

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*

small warehouses/manufacturing plants - up to 669 sq. m
medium sized warehouses/manufacturing plants - 669 sq. m - 6039 sq. m
large sized warehouses/manufacturing plants - greater than 6039 sq. m

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APRIL 1984

THE CITY OF Edmonton PLANNING

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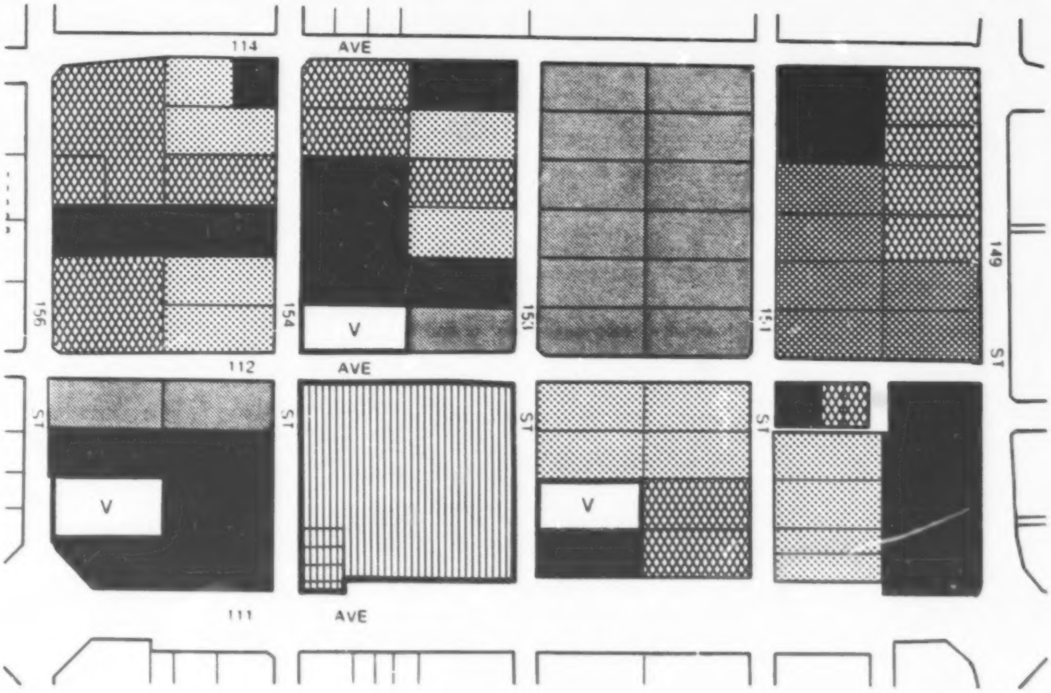
INDUSTRIAL AREA FACT SHEET
District Planning Program

HIGH PARK INDUSTRIAL
West District


114
AVE
156
154
151
151
149
ST
V
112
AVE
ST
ST
ST
ST
V
V
111
AVE

Industrial Area Location ●
N

▩	Heavy Industry	▨	Recreation/ Open Space	V	Vacant, Undeveloped
▒	Light/Medium Manufacturing	■	Commercial — Office, Retail and Service	A	Agriculture
▓	Shipping and Storage	▥	Residential		
▩	Industrial Sales and Services	*	Institutional		
▨	Transportation	U	Utilities		

HIGH PARK INDUSTRIAL

Area Character

Land Area by Districting

Industrial	27.3	ha	79.4%
Warehouse - Storage	14.6	ha	
Beverage - Dairy	1.2	ha	
Manufacturing	4.6	ha	
Commercial	1.9	ha	
Vacant	5.0	ha	
Commercial	7.1	ha	20.6%
Commercial	5.4	ha	
Manufacturing	1.3	ha	
Vacant	.4	ha	

(mobile home park included under commercial)

Development

1	retail buildings
1	restaurant
1	hotel
2	motels
1	mobile home park
1	office building
2	neighbourhood shopping centres
9	small warehouses*
17	medium warehouses
1	auto sales
3	gas stations
5	auto services
1	dairy products facility
3	small manufacturing plants
3	medium manufacturing plants

Source: 1983 City Assessment Data
District Planning Program

Services Available

(i) Major Roads - 111 Avenue - designated arterial and truck route
- 149 Street - designated arterial and truck route
- 156 Street - designated arterial

(ii) Transit Service - Bus route #3 via 149 Street
- Bus route #94 via 112 Avenue, 156 Street

Utility and Protective Services

Sanitary Sewerage - City Sewers
Storm Drainage - City Sewers
Water Supply - City of Edmonton
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities

Plans in Effect

Northwest Industrial Outline Plan - March 1974
For further information contact 428-3433

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*
small warehouses/manufacturing plants - up to 669 sq. m
medium sized warehouses/manufacturing plants - 669 sq. m - 6039 sq. m
large sized warehouses/manufacturing plants - greater than 6039 sq. m

APRIL 1984

The City of Edmonton PLANNING

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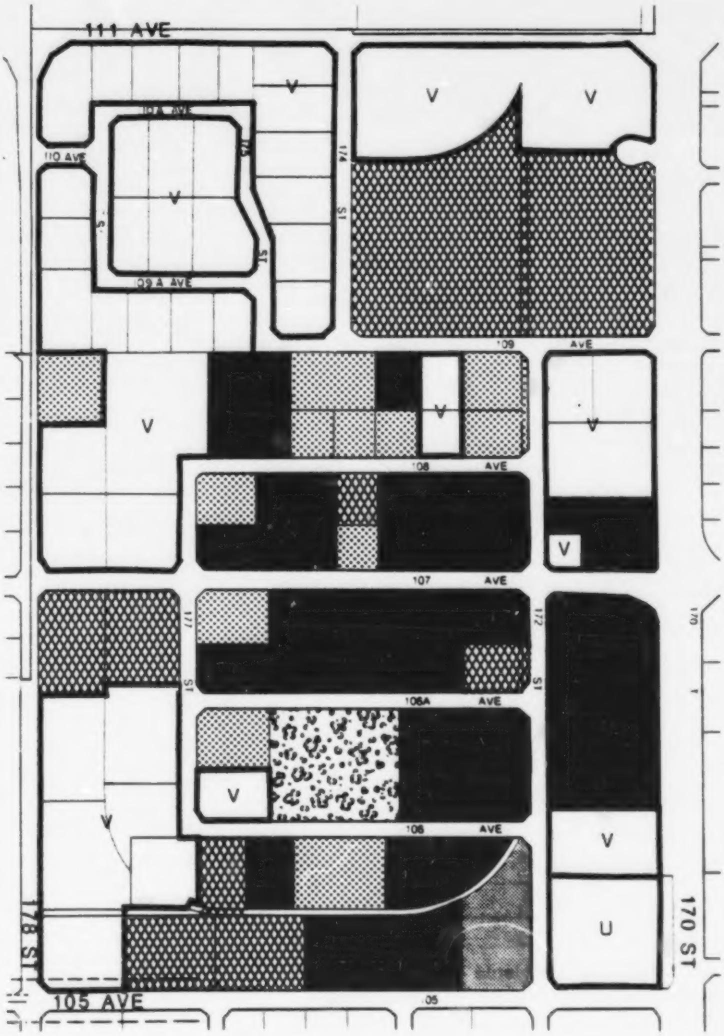
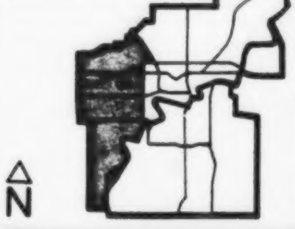
McNAMARA INDUSTRIAL
West District


111 AVE
V
110A AVE
110 AVE
174 ST
175 ST
109 A AVE
109 AVE
V
108 AVE
V
107 AVE
177 ST
172 ST
170 ST
106A AVE
V
106 AVE
V
U
178 ST
105 AVE
105

Industrial Area Location ●



▩	Heavy Industry	▒	Recreation/ Open Space	V	Vacant, Undeveloped
░	Light/Medium Manufacturing	■	Commercial — Office, Retail and Service	A	Agriculture
▓	Shipping and Storage	▥	Residential		
▦	Industrial Sales and Services	*	Institutional		
▒	Transportation	U	Utilities		

MCNAMARA INDUSTRIAL

Area Character

Land Area by Districting

Industrial	71.8	ha	90.3%
Warehouse - Storage	25.4	ha	
Commercial	7.7	ha	
Manufacturing	.5	ha	
Vacant	38.2	ha	
Commercial	3.4	ha	4.3%
Warehouse - Storage	2.3	ha	
Vacant	1.1	ha	
Public Utilities	2.1	ha	2.6%
Utility - Communication	1.9	ha	
Vacant	.2	ha	
Parks	2.2	ha	2.8%

Development

3	retail buildings
1	restaurant
4	office buildings
2	condominium office buildings
32	medium warehouses*
2	large warehouses
4	condominium warehouse units
1	auto service and repair
1	medium manufacturing plant

Source: 1983 City Assessment Data
District Planning Program

Services Available

(i) Major Roads - 170 Street - designated arterial, truck route and DGR
- 178 Street - designated arterial
- 107 Avenue - designated arterial

(ii) Transit Service - Bus route #94 via 107 Avenue, 172 Street, 105 Avenue

Utility and Protective Services

Sanitary Sewerage - City Sewers
Storm Drainage - City Sewers
Water Supply - City of Edmonton
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities

Plans in Effect

Northwest Industrial Outline Plan - March 1974
For further information contact 428-3433

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*
small warehouses/manufacturing plants - up to 669 sq. m
medium sized warehouses/manufacturing plants - 669 sq. m - 6039 sq. m
large sized warehouses/manufacturing plants - greater than 6039 sq. m

APRIL 1984

The City of Edmonton PLANNING

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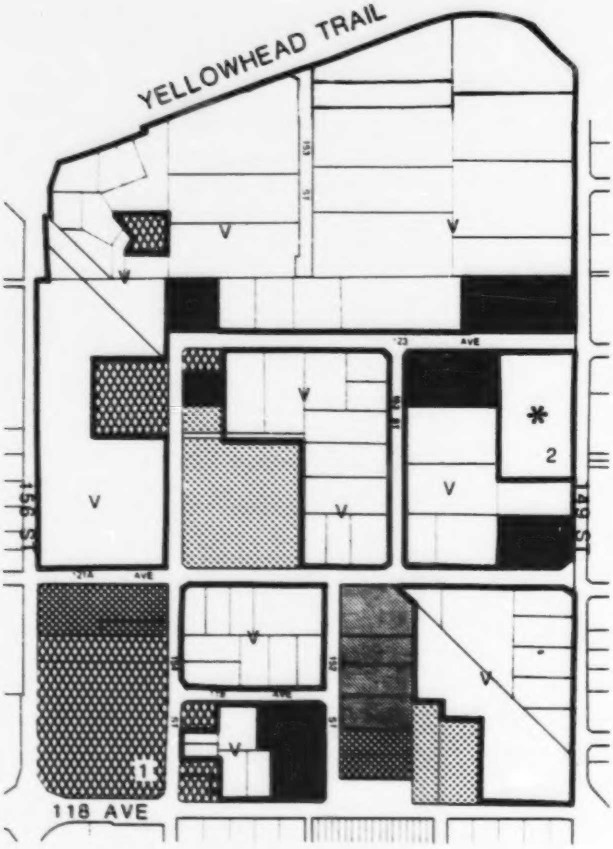
MITCHELL INDUSTRIAL
West District


YELLOWHEAD TRAIL
153 ST
V
123 AVE
156 ST
149 ST
2
121A AVE
1
118 AVE

1. Edmonton Transit Mitchell Garage
2. NAIT Patricia Campus

Industrial Area
Location ●
N

- ▩ Heavy Industry
- ▨ Light/Medium Manufacturing
- ■ Shipping and Storage
- ▩ Industrial Sales and Services
- ▨ Transportation
- ▧ Recreation/ Open Space
- ■ Commercial — Office, Retail and Service
- ▥ Residential
- ✱ Institutional
- U Utilities
- V Vacant, Undeveloped
- A Agriculture

MITCHELL INDUSTRIAL

Area Character

Land Area by Districting

Industrial	43.1	ha	76.6%
Warehouse - Storage	5.1	ha	
Commercial	3.9	ha	
Transportation	7.6	ha	
Institutional	2.1	ha	
Manufacturing	3.9	ha	
Vacant	20.5	ha	
Public Utility	3.9	ha	6.9%
Transportation	3.9	ha	
Industrial Reserve	9.3	ha	16.5%
Warehouse Storage	3.9	ha	
Manufacturing	.8	ha	
Vacant	4.6	ha	

Development

3	office buildings
10	small warehouses
5	medium warehouses*
1	fenced storage
1	miscellaneous outdoor storage
1	auto service
1	medium manufacturing plant
1	large manufacturing plant
1	trucking terminal
1	bus garage
1	technical institute

Source: 1983 City Assessment Data
District Planning Program

Services Available

(i) Major Roads - 118 Avenue - designated arterial, truck route
- 149 Street - designated arterial, truck route
- 156 Street - designated arterial, truck route

(ii) Transit Service - Bus route #94 via Yellowhead Trail and 149 Street
- Bus routes #3, and #97 via 118 Avenue

Utility and Protective Services

Sanitary Sewerage - City Sewers
Storm Drainage - City Sewers
Water Supply - City of Edmonton
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities

Plans in Effect

Northwest Industrial Outline Plan - March 1974
Yellowhead Corridor Area Structure Plan - April 1983
For further information contact 428-3433

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*
small warehouses/manufacturing plants - up to 669 sq. m
medium sized warehouses/manufacturing plants - 669 sq. m - 6039 sq. m
large sized warehouses/manufacturing plants - greater than 6039 sq. m

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APRIL 1984

The City of Edmonton PLANNING

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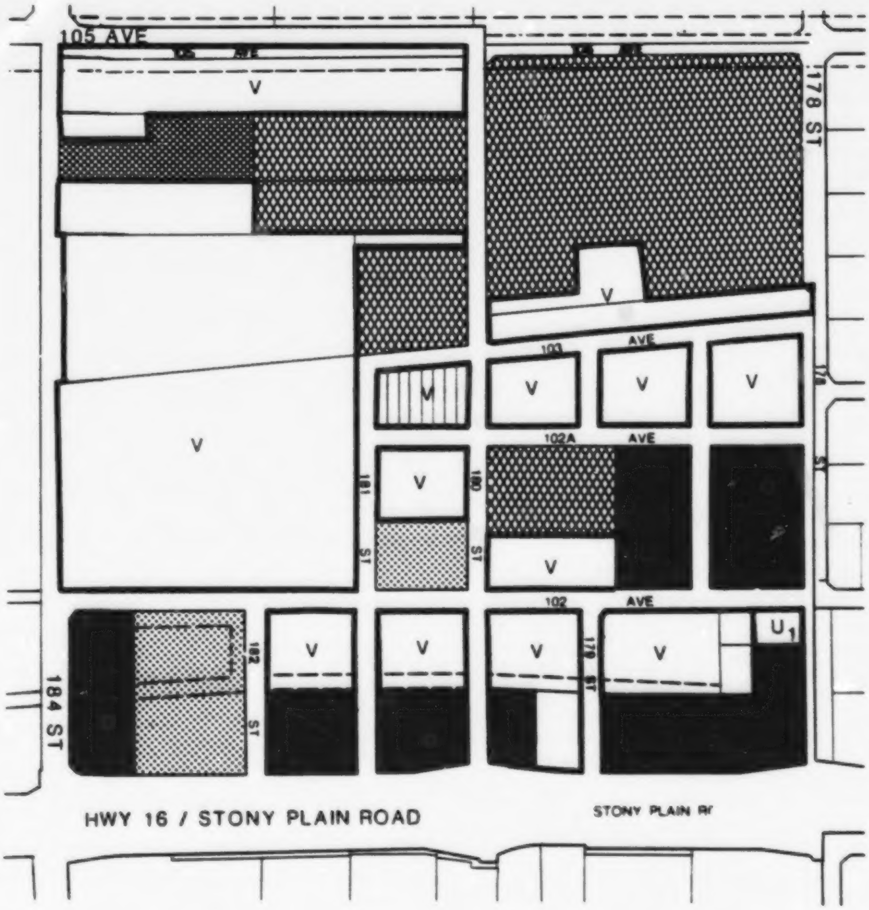
For information on other Civic services, contact the Citizen Action Centre at 428-2600.

MORIN INDUSTRIAL
West District


105 AVE
178 ST
V
M
103 AVE
102A AVE
102 AVE
181 ST
180 ST
182 ST
179 ST
184 ST
U1
HWY 16 / STONY PLAIN ROAD
STONY PLAIN RD

1. Fire Station

Industrial Area Location ●
N

▩ Heavy Industry
▨ Light/Medium Manufacturing
■ Shipping and Storage
▩ Industrial Sales and Services
▦ Transportation
▦ Recreation/ Open Space
■ Commercial — Office, Retail and Service
▥ Residential
✱ Institutional
U Utilities
V Vacant, Undeveloped
A Agriculture

MORIN INDUSTRIAL

Area Character

Land Area by Districting

Industrial	20.6	ha	38.6%
Commercial	6.5	ha	
Warehouse - Storage	9.5	ha	
Vacant	4.6	ha	
Commercial	9.9	ha	18.5%
Commercial	9.5	ha	
Vacant	.4	ha	
Public Utility	.2	ha	.4%
Industrial Reserve	22.7	ha	42.5%
Warehousing Storage	.7	ha	
Manufacturing	1.3	ha	
Commercial	.8	ha	
Vacant	19.9	ha	

Development

2 retail buildings
1 restaurant
1 office buildings
3 medium warehouses*
1 small manufacturing plant
1 motel
2 auto sales
3 gas stations
1 auto service

Source: 1983 City Assessment Data
District Planning Program

Services Available

(i) Major Roads - Stony Plain Road (Hwy 16) - designated arterial, truck route, and DGR
- 178 Street - designated arterial
- 184 Street - designated arterial

(ii) Transit Service - Bus route #94 via 178 Street

Utility and Protective Services

Sanitary Sewerage - City Sewers
Storm Drainage - City Sewers
Water Supply - City of Edmonton
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities
Fire Protection - Fire Station at 102 Avenue and 180 Street

Plans in Effect

Northwest Industrial Outline Plan - March 1974
For further information contact 428-3433

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*
small warehouses/manufacturing plants - up to 669 sq. m
medium sized warehouses/manufacturing plants - 669 sq. m - 6039 sq. m
large sized warehouses/manufacturing plants - greater than 6039 sq. m

APRIL 1984

THE CITY OF Edmonton PLANNING

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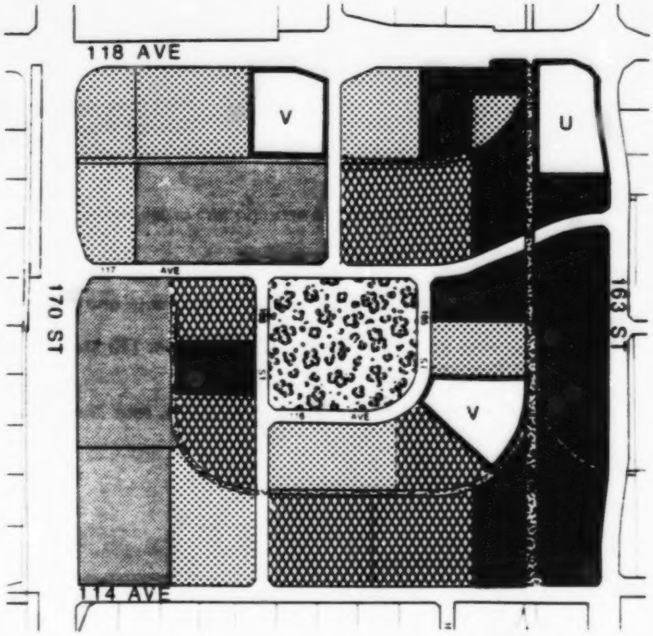
NORWESTER INDUSTRIAL
West District


118 AVE
V
U
117 AVE
170 ST
163 ST
116 AVE
V
114 AVE

Industrial Area Location ●
N

- ▨ Heavy Industry
- ▨ Light/Medium Manufacturing
- ■ Shipping and Storage
- ▨ Industrial Sales and Services
- ▨ Transportation
- ▨ Recreation/Open Space
- ■ Commercial — Office, Retail and Service
- ▥ Residential
- ✱ Institutional
- U Utilities
- V Vacant, Undeveloped
- A Agriculture

NORWESTER INDUSTRIAL

Area Character

Land Area by Districting

Industrial	52.9	ha	92.3%
Warehouse - Storage	36.3	ha	
Manufacturing	4.8	ha	
Commercial	3.5	ha	
Vacant	8.3	ha	
Parks	4.4	ha	7.7%

Development

3 office buildings
8 medium warehouses*
9 large warehouses
1 auto service and repair
2 medium manufacturing plants
1 large manufacturing plant

Source: 1983 City Assessment Data
District Planning Program

Services Available

(i) Major Roads - 118 Avenue - designated arterial and truck route
- 111 Avenue - designated arterial
- 170 Street - designated arterial, truck route and DGR

(ii) Transit Service - Bus route #97 via 167 Street, 117 Avenue, 170 Street, 118 Avenue .

(iii) Rail Service - CNR line south from east-west mainline, spur lines serve interior

Utility and Protective Services

Sanitary Sewerage - City Sewers
Storm Drainage - City Sewers
Water Supply - City of Edmonton
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities

Plans in Effect

Northwest Industrial Outline Plan - March 1974
For further information contact 428-3433

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*
small warehouses/manufacturing plants - up to 669 sq. m
medium sized warehouses/manufacturing plants - 669 sq. m - 6039 sq. m
large sized warehouses/manufacturing plants - greater than 6039 sq. m

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APRIL 1984

THE CITY OF Edmonton PLANNING

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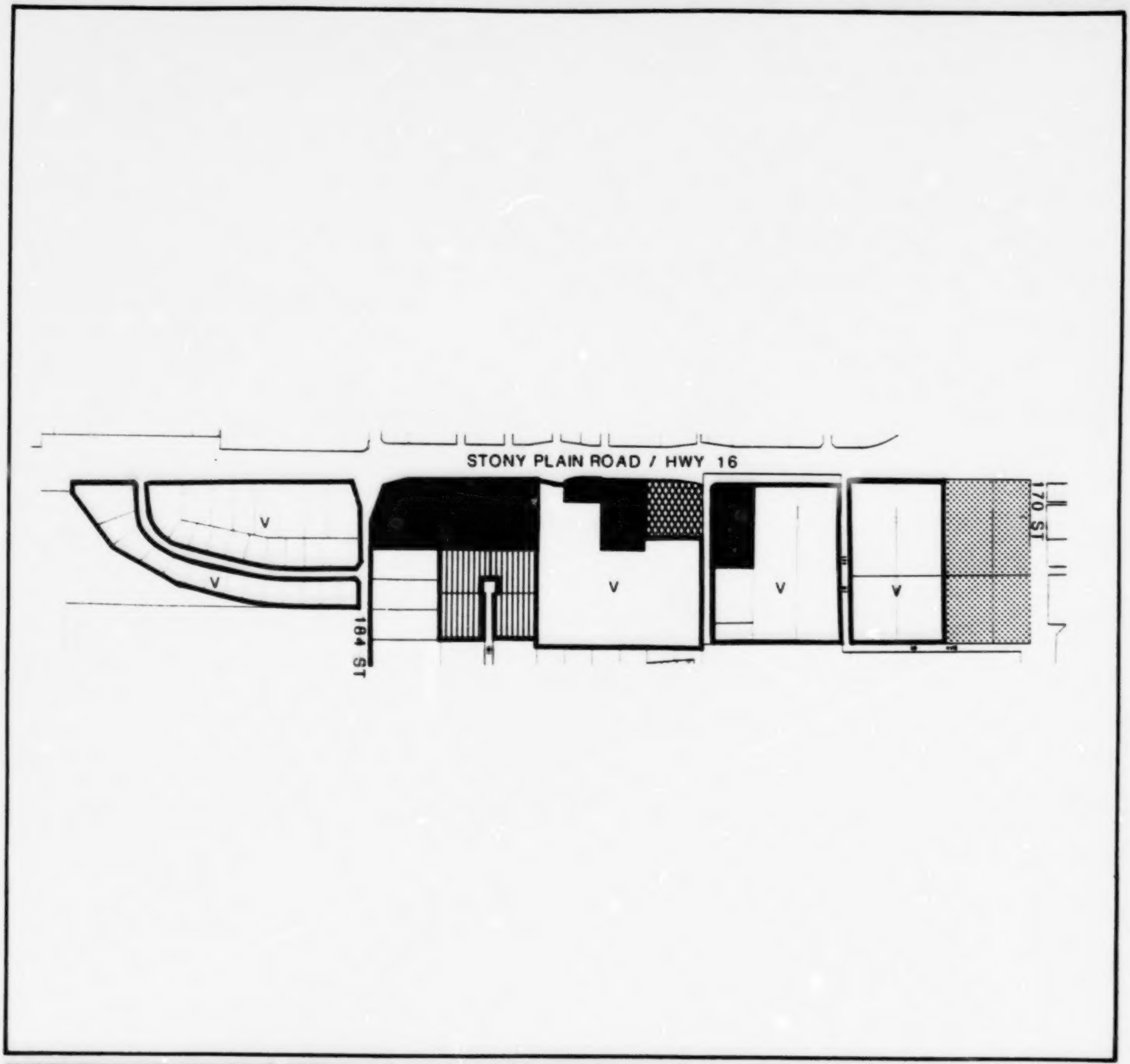
INDUSTRIAL AREA FACT SHEET
District Planning Program

PLACE La RUE
West District


STONY PLAIN ROAD / HWY 16
V
V
V
V
V
V
184 ST
170 ST

Industrial Area Location ●
N

- ▩ Heavy Industry
- ▒ Light/Medium Manufacturing
- ■ Shipping and Storage
- ▩ Industrial Sales and Services
- ▨ Transportation
- ▨ Recreation/Open Space
- ■ Commercial — Office, Retail and Service
- ▥ Residential
- ✱ Institutional
- U Utilities
- V Vacant, Undeveloped
- A Agriculture

PLACE LA RUE

Area Character

Land Area by Districting

Commercial	20.0	ha	17.1%
Industrial	16.5	ha	14.1%
Residential	9.8	ha	8.3%
Mobile Home Residential	3.7	ha	3.2%
Agricultural	45.0	ha	38.5%

(Further details not available)

Development

not available

Services Available

(i) Major Roads - Stony Plain Road (Hwy 16) - designated arterial, truck route and DGR.

- 170 Street - designated arterial, truck route and DGR.

- 178 Street - designated arterial

(ii) Transit Service - Bus routes #94, #126 via Stony Plain Road and 170 Street.

Utility and Protective Services

Sanitary Sewerage	City Sewers
Storm Drainage	City Sewers
Water Supply	City of Edmonton
Electricity	Edmonton Power
Natural Gas	Northwestern Utilities
Fire Protection	Fire Station at 102 Avenue and 180 Street

APRIL 1984

The City of Edmonton PLANNING

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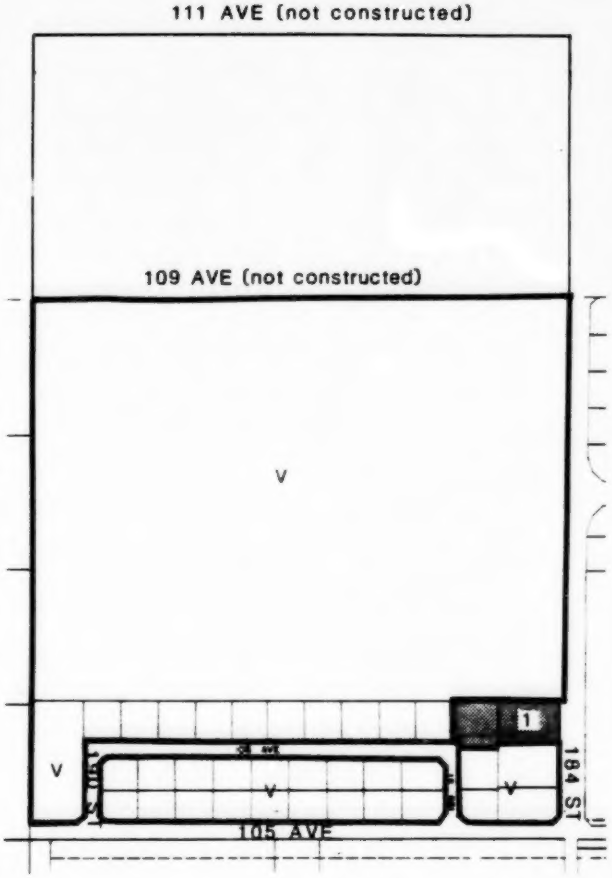
For information on other Civic services, contact the Citizen Action Centre at 428-2600.

POUNDMAKER INDUSTRIAL
West District


111 AVE (not constructed)
109 AVE (not constructed)
V
V
V
V
1
105 AVE
184 ST

1. City of Edmonton storage yard

Industrial Area Location ●
N

▨	Heavy Industry	▨	Recreation/ Open Space	V	Vacant, Undeveloped
▨	Light/Medium Manufacturing	■	Commercial — Office, Retail and Service	A	Agriculture
■	Shipping and Storage	▥	Residential		
▨	Industrial Sales and Services	*	Institutional		
▨	Transportation	U	Utilities		

POUNDMAKER INDUSTRIAL

Area Character

Land Area by Districting

Industrial	12.8	ha	20.6%
Vacant	12.8	ha	
Public Utility	48.2	ha	77.6%
Warehouse - Storage	16.6	ha	
Utility - Communication	31.6	ha	
Vacant (Zoned Industrial Reserve)	1.2	ha	1.8%

Development

1 small warehouse*
1 outdoor storage

Source: 1983 City Assessment Data
District Planning Program

Services Available

(i) Major Roads - 184 Street - designated arterial

Utility and Protective Services

Sanitary Sewerage - City Sewers
Storm Drainage - City Sewers
Water Supply - City of Edmonton
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities

Plans in Effect

Northwest Industrial Outline Plan - March 1974
For further information contact 428-3433

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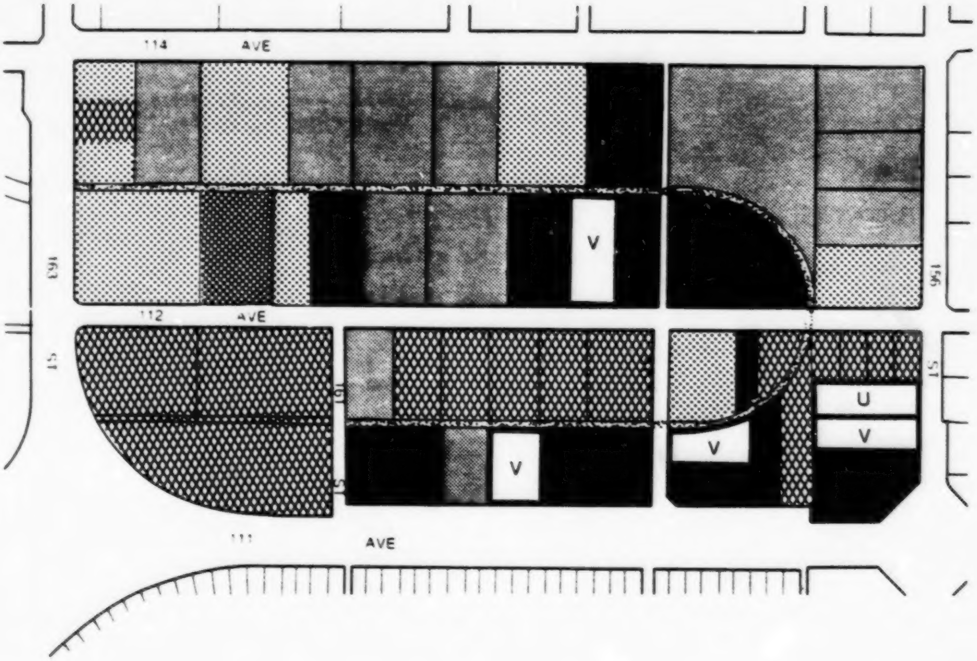
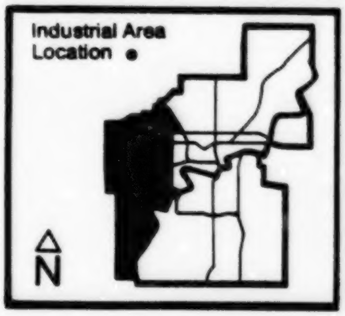
*
small warehouses/manufacturing plants - up to 669 sq. m
medium sized warehouses/manufacturing plants - 669 sq. m - 6039 sq. m
large sized warehouses/manufacturing plants - greater than 6039 sq. m

INDUSTRIAL AREA FACT SHEET
District Planning Program

SHEFFIELD INDUSTRIAL
West District


114
AVE
163
ST
V
156
112
AVE
15
ST
V
V
U
V
111
AVE


Industrial Area Location ●
N

- ▩ Heavy Industry
- ░ Light/Medium Manufacturing
- ▓ Shipping and Storage
- ▦ Industrial Sales and Services
- ▒ Transportation
- ▒ Recreation/Open Space
- ■ Commercial — Office, Retail and Service
- ▥ Residential
- ✱ Institutional
- U Utilities
- V Vacant, Undeveloped
- A Agriculture

SHEFFIELD INDUSTRIAL

Area Character

Land Area by Districting

Industrial	28.9	ha	98.0%
Warehouse - Storage	19.5	ha	
Manufacturing	5.7	ha	
Commercial	2.2	ha	
Vacant	1.5	ha	
Commercial	.6	ha	2.0%

Development

1	retail building
2	office buildings
12	small warehouses*
20	medium warehouses
2	large warehouses
1	auto service
1	gas station
1	gas station with car wash
1	small manufacturing plant
3	medium manufacturing plants
1	veterinary clinic

Source: 1983 City Assessment Data
District Planning Program

Services Available

(i) Major Roads - 111 Avenue - designated arterial and truck route

- 156 Street - designated arterial and truck route

- 170 Street - designated arterial, truck route and DGR

(ii) Transit Service - Bus route #3 via 156 Street

- Bus route #94 via 112 Avenue, 163 Street

(iii) Rail Service - CNR spur lines

Utility and Protective Services

Sanitary Sewerage - City Sewers
Storm Drainage - City Sewers
Water Supply - City of Edmonton
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities

Plans in Effect

Northwest Industrial Outline Plan - March 1974
For further information contact 428-3433

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*
small warehouses/manufacturing plants - up to 669 sq. m
medium sized warehouses/manufacturing plants - 669 sq. m - 6039 sq. m
large sized warehouses/manufacturing plants - greater than 6039 sq. m

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APRIL 1984

THE CITY OF Edmonton PLANNING

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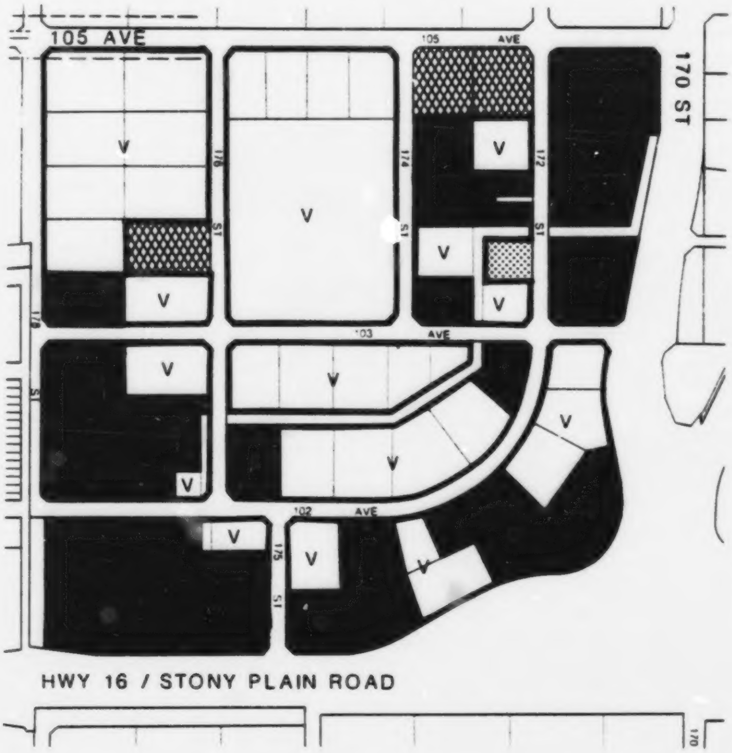
For information on other Civic services, contact the Citizen Action Centre at 428-2600.

INDUSTRIAL AREA FACT SHEET
District Planning Program

STONE INDUSTRIAL
West District



105 AVE
105 AVE
170 ST
178 ST
176 ST
174 ST
172 ST
V
103 AVE
102 AVE
175 ST
HWY 16 / STONY PLAIN ROAD
170

Industrial Area Location ●

- ▩ Heavy Industry
- ░ Light/Medium Manufacturing
- ▓ Shipping and Storage
- ▩ Industrial Sales and Services
- ▒ Transportation
- ▒ Recreation/Open Space
- ■ Commercial — Office, Retail and Service
- ▥ Residential
- ✱ Institutional
- U Utilities
- V Vacant, Undeveloped
- A Agriculture

STONE INDUSTRIAL

Area Character

Land Area by Districting

Industrial	45.7	ha	93.6%
Warehouse - Storage	6.9	ha	
Utility - Communication	.2	ha	
Commercial	14.5	ha	
Vacant	24.1	ha	
Commercial	1.6	ha	3.3%
Public Utility	.1	ha	.2%
Vacant	.1	ha	
Vacant (Zoned Industrial Reserve)	1.4	ha	2.9%

Development

2	retail buildings
1	restaurant
18	office buildings
9	medium warehouses*
1	large warehouse
1	condominium warehouse units
3	auto sales
2	gas stations
1	indoor skating/curling rink
1	health/athletic club

Source: 1983 City Assessment Data
District Planning Program

Services Available

(i) Major Roads - 170 Street - designated arterial, truck route, and DGR
- 178 Street - designated arterial
- Stony Plain Road (Hwy 16) - designated arterial, truck route and DGR

(ii) Transit Service - Bus route #94 via Stony Plain Road, 178 Street, 105 Avenue
- Bus route #126 via Stony Plain Road

Utility and Protective Services

Sanitary Sewerage - City Sewers
Storm Drainage - City Sewers
Water Supply - City of Edmonton
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities

Plans in Effect

Northwest Industrial Outline Plan - March 1974
For further information contact 428-3433

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small warehouses/manufacturing plants - up to 669 sq. m
medium sized warehouses/manufacturing plants - 669 sq. m - 6039 sq. m
large sized warehouses/manufacturing plants - greater than 6039 sq. m

APRIL 1984

THE CITY OF Edmonton PLANNING

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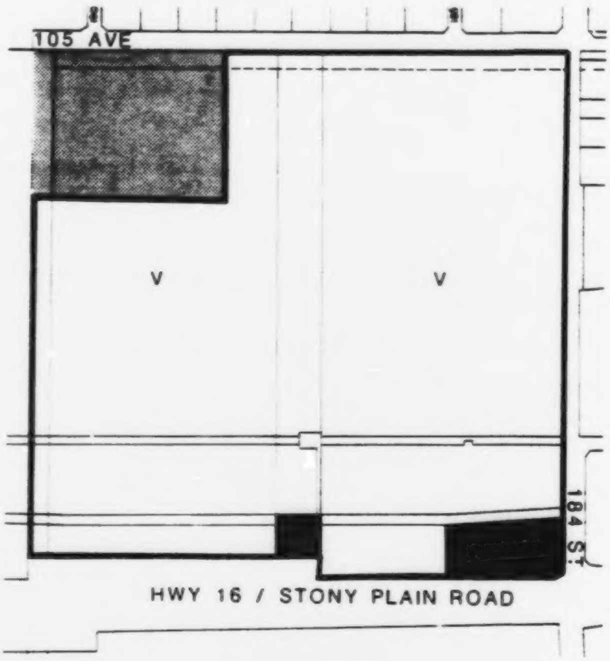
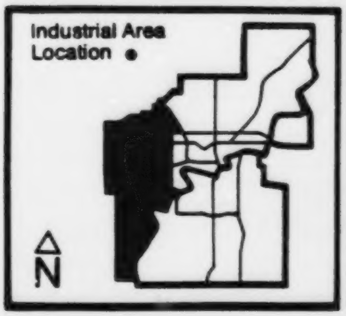
INDUSTRIAL AREA FACT SHEET
District Planning Program

SUNWAPTA INDUSTRIAL
West District


105 AVE
V
V
184 ST
HWY 16 / STONY PLAIN ROAD


Industrial Area Location ●
N

- ▩ Heavy Industry
- ▒ Light/Medium Manufacturing
- ▓ Shipping and Storage
- ▩ Industrial Sales and Services
- ░ Transportation
- ░ Recreation/ Open Space
- ■ Commercial — Office, Retail and Service
- ▥ Residential
- * Institutional
- U Utilities
- V Vacant, Undeveloped
- A Agriculture

SUNWAPTA INDUSTRIAL

Area Character

Land Area by Districting

Industrial	9.9	ha	16.0%
Utility - Communication	7.9	ha	
Vacant	2.0	ha	
Industrial Reserve	51.9	ha	84.0%
Utility - Communication	.2	ha	
Commercial	4.7	ha	
Vacant	47.0	ha	

Development

1 retail building
1 T.V. station and tower
1 water storage and distribution facility

Source: 1983 City Assessment Data
District Planning Program

Services Available

(i) Major Roads - Stony Plain Road (Hwy 16) - designated arterial, truck route and DGR

- 184 Street designated arterial

Utility and Protective Services

Sanitary Sewerage - City Sewers
Storm Drainage - City Sewers
Water Supply - City of Edmonton
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities

Plans in Effect

Northwest Industrial Outline Plan - March 1974
For further information contact 428-3433

APRIL 1984

THE CITY OF Edmonton PLANNING

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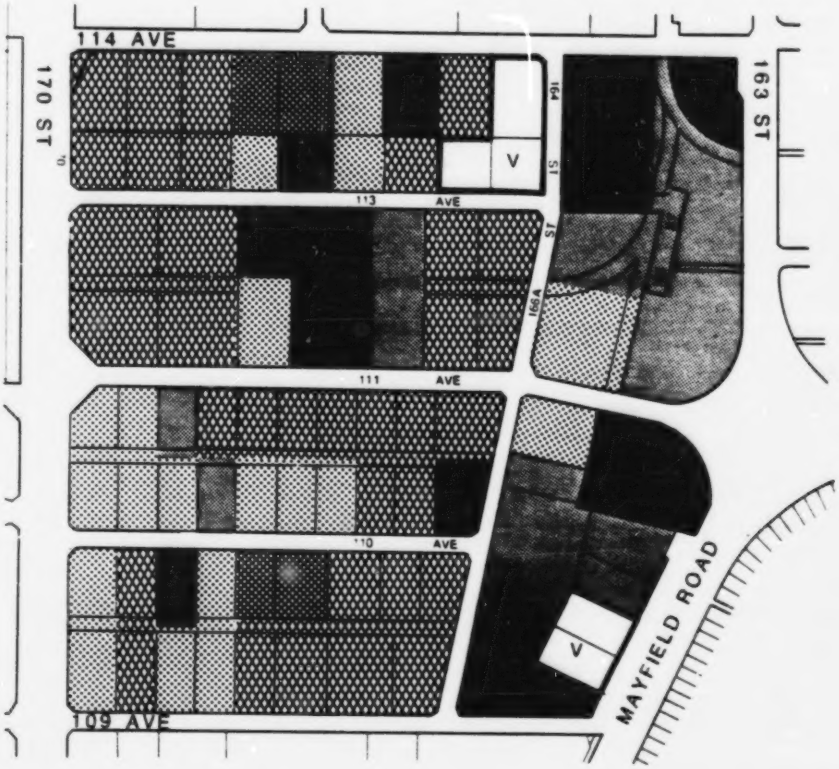
WEST SHEFFIELD IND.
West District


114 AVE
170 ST
163 ST
164 ST
113 AVE
166A ST
111 AVE
110 AVE
109 AVE
MAYFIELD ROAD
V
V

Industrial Area Location ●

▩ Heavy Industry

░ Light/Medium Manufacturing

▓ Shipping and Storage

▦ Industrial Sales and Services

▒ Transportation

▒ Recreation/ Open Space

■ Commercial — Office, Retail and Service

▥ Residential

✱ Institutional

U Utilities

V Vacant, Undeveloped

A Agriculture

WEST SHEFFIELD

Area Character

Land Area by Districting

Industrial	49.7	ha	100%
Commercial	2.8	ha	
Warehouse - Storage	35.5	ha	
Manufacturing	3.4	ha	
Vacant	8.0	ha	

Development

1 retail building
1 office building
3 small warehouses*
47 medium warehouses
1 large warehouses
1 fenced outdoor storage
2 auto services
1 small manufacturing plant
4 medium manufacturing plants

Source: 1983 City Assessment Data
District Planning Program

Services Available

(i) Major Roads - 170 Street - designated arterial, truck route and DGR
- 111 Avenue - designated arterial

(ii) Transit Service - Bus route #94 via 163 Street, 114 Avenue, 166A Street, 109 Avenue

(iii) Rail Service - Rail spur from CNR secondary line

Utility and Protective Services

Sanitary Sewerage - City Sewers
Storm Drainage - City Sewers
Water Supply - City of Edmonton
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities

Plans in Effect

Northwest Industrial Outline Plan - March 1974
For further information contact 428-3433

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*
small warehouses/manufacturing plants - up to 669 sq. m
medium sized warehouses/manufacturing plants - 669 sq. m - 6039 sq. m
large sized warehouses/manufacturing plants - greater than 6039 sq. m

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APRIL 1984

THE CITY OF Edmonton PLANNING

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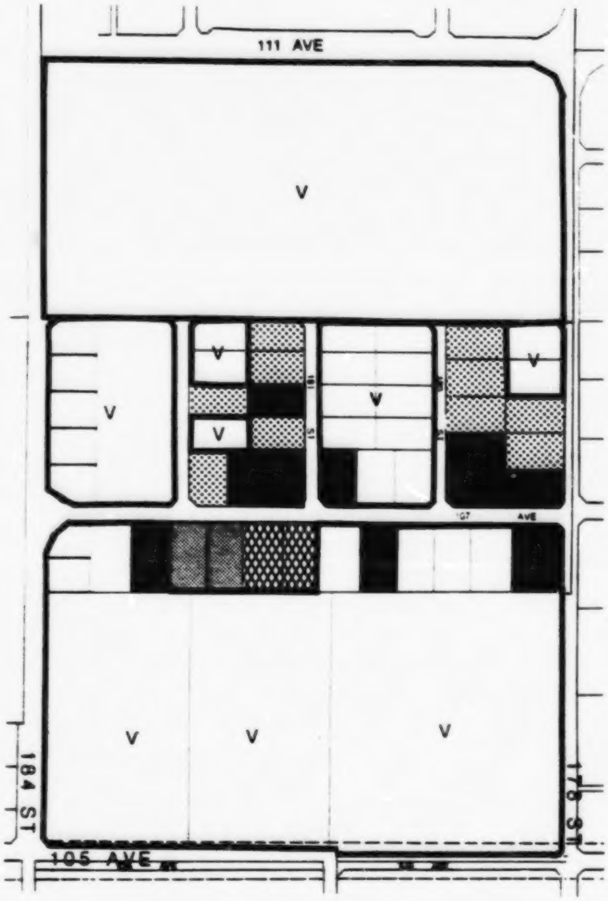
INDUSTRIAL AREA FACT SHEET
District Planning Program

WILSON INDUSTRIAL
West District


111 AVE
V
V
V
V
V
V
107 AVE
V
V
V
184 ST
178 ST
105 AVE

Industrial Area
Location ●
N

▩	Heavy Industry	▧	Recreation/ Open Space	V	Vacant, Undeveloped
▒	Light/Medium Manufacturing	■	Commercial – Office, Retail and Service	A	Agriculture
■	Shipping and Storage	▥	Residential		
▩	Industrial Sales and Services	✱	Institutional		
▧	Transportation	U	Utilities		

WILSON INDUSTRIAL

Area Character

Land Area by Districting

Industrial	28.3	ha	30.4%
Warehouse - Storage	11.2	ha	
Commercial	1.1	ha	
Vacant	16.0	ha	
Industrial Reserve	64.7	ha	69.6%

Development

1	retail building
1	condominium office
16	medium warehouses*
1	large warehouse
3	condominium warehouses

Source: 1983 City Assessment Data
District Planning Program

Services Available

(i) Major Roads - 107 Avenue - designated arterial
- 111 Avenue - designated arterial
- 178 Street - designated arterial
- 184 Street - designated arterial

Utility and Protective Services

Sanitary Sewerage	City Sewers
Storm Drainage	City Sewers
Water Supply	City of Edmonton
Electricity	Edmonton Power
Natural Gas	Northwestern Utilities

Plans in Effect

Northwest Industrial Outline Plan - March 1974
For further information contact 428-3433

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small warehouses/manufacturing plants - up to 669 sq. m
medium sized warehouses/manufacturing plants - 669 sq. m - 6039 sq. m
large sized warehouses/manufacturing plants - greater than 6039 sq. m

APRIL 1984

The City of Edmonton PLANNING

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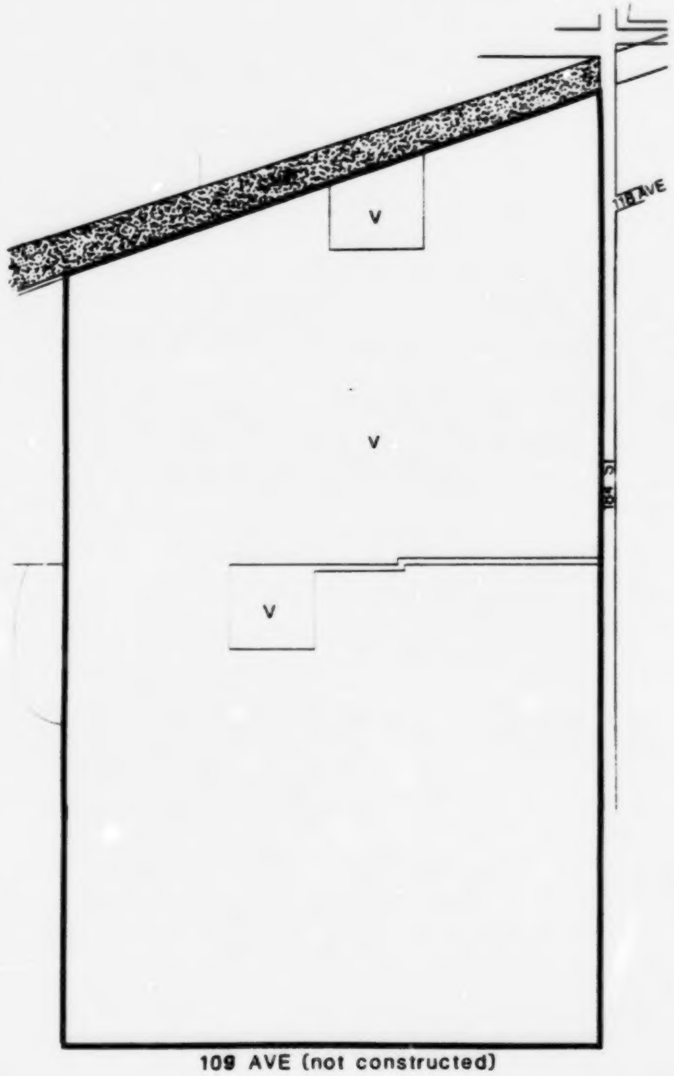
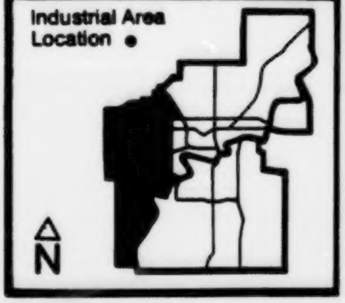
INDUSTRIAL AREA FACT SHEET
District Planning Program

WHITE INDUSTRIAL
West District



118 AVE
V
V
184 ST
V
109 AVE (not constructed)



Industrial Area Location ●
N

▩	Heavy Industry	▨	Recreation/ Open Space	V	Vacant, Undeveloped		
▒	Light/Medium Manufacturing	■	Commercial — Office, Retail and Service	A	Agriculture		
■	Shipping and Storage	▥	Residential				
▩	Industrial Sales and Services	✱	Institutional				
▨	Transportation	U	Utilities				

WHITE INDUSTRIAL

Area Character

Land Area by Districting

Industrial Reserve	111.1	ha	100%
Warehouse - Storage	46.1	ha	
Vacant	65.0	ha	

Development

none

Source: 1983 City Assessment Data
District Planning Program

Services Available

(i) Major Roads - 184 Street - designated arterial

(ii) Rail Service - CNR main east/west line

Utility and Protective Services

Electricity - Edmonton Power
Natural Gas - Northwestern Utilities

Plans in Effect

Northwest Industrial Outline Plan - March 1974
For further information contact 428-3433

APRIL 1984

THE CITY OF Edmonton PLANNING

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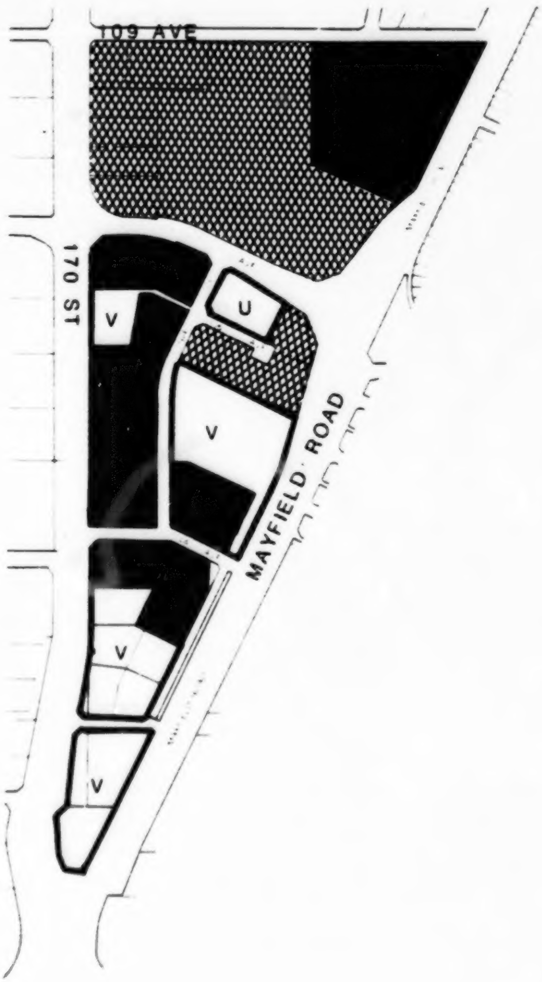
INDUSTRIAL AREA FACT SHEET
District Planning Program

YOUNGSTOWN INDUSTRIAL
West District


109 AVE
170 ST
V
U
V
MAYFIELD ROAD
V
V

Industrial Area Location ●
N

▩	Heavy Industry	▨	Recreation/ Open Space	V	Vacant, Undeveloped
▩	Light/Medium Manufacturing	■	Commercial — Office, Retail and Service	A	Agriculture
■	Shipping and Storage	▥	Residential		
▩	Industrial Sales and Services	*	Institutional		
▨	Transportation	U	Utilities		

YOUNGSTOWN INDUSTRIAL

Area Character

Land Area by Districting

Industrial	30.1	ha	85.5%
Warehouse - Storage	6.2	ha	
Commercial	3.9	ha	
Manufacturing	10.1	ha	
Vacant	9.9	ha	
Commercial	4.7	ha	13.4%
Public Utility	.4	ha	1.1%
Warehouse - Storage	.4	ha	

Development

4 office buildings
1 hotel
9 medium warehouses*
1 large manufacturing plant

Source: 1983 City Assessment Data
District Planning Program

Services Available

(i) Major Roads - Mayfield Road - designated arterial and truck route

- 170 Street - designated arterial, truck route and DGR

- 107 Avenue - designated arterial

(ii) Transit Service - Bus route #94 via Mayfield Road, 107 Avenue

Utility and Protective Services

Sanitary Sewerage - City Sewers
Storm Drainage - City Sewers
Water Supply - City of Edmonton
Electricity - Edmonton Power
Natural Gas - Northwestern Utilities

Plans in Effect

Northwest Industrial Outline Plan - March 1974
For further information contact 428-3433

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*
small warehouses/manufacturing plants - up to 669 sq. m
medium sized warehouses/manufacturing plants - 669 sq. m - 6039 sq. m
large sized warehouses/manufacturing plants - greater than 6039 sq. m

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APRIL 1984

THE CITY OF Edmonton PLANNING

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